

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Grounded Coffee, LLC
508 Main Street
La Crosse, WI 54601

Payment Amount:

250.00

Owner of site (name and address):

Maria Norberg
2102 31st St. S.
La Crosse, WI 54601

Architect (name and address), if applicable:

TSG
201 Main Street, Suite 710
La Crosse, WI 54601

Professional Engineer (name and address), if applicable:

TSG
201 Main Street, Suite 710
La Crosse, WI 54601

Contractor (name and address), if applicable:

Wellendorf Contracting
30804 Old Hickory Ln
La Crescent, MN 55947

Address of subject premises:

308 Main Street, La Crosse, WI 54601
304 Main Street, La Crosse, WI 54601

Tax Parcel No.:

17-20016-120 ; 17-20016-130

Legal Description:

town of La Crosse sely 21.33 ft of NWLY 106.33 ft lot
1 Block 23 lot S2: 21ft 4in x 120ft
Town of La Crosse N 40 1/2 ft of E 45 ft of W 85 ft lot 1 Block 23. S2: 45
x 40.5

Zoning District Classification:

City LAX Business District

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-
(if the use is defined in 115-347(6)(c)(1) or (2), see "" below.)

359

Is the property/structure listed on the local register of historic places? Yes No

Description of subject site and current use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):

1200 sq ft Retail Store currently used for coffee & espresso sales.
Two bathrooms, one small kitchen, Only using main floor

Description of proposed site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

Will expand into lot next door, increasing footprint to 3,000 sq ft. Large
kitchen will be located in basement; bathrooms increased in size; dining
area on the main level for 65 people and 24 people on rooftop

Type of Structure (proposed):

Building addition with rooftop access

Number of current employees, if applicable:

9

Number of proposed employees, if applicable:

50+

Number of current off-street parking spaces: NA - Downtown Parking District

Number of proposed off-street parking spaces: NA - Downtown Parking District

Check here if proposed operation or use will be a parking lot: _____

Check here if proposed operation or use will be green space: _____

* If the proposed use is defined in 115-347(6)(c)(1) or (2)

_____ (1) and is proposed to have 3 or more employees at one time, a 500-foot notification is required and off-street parking shall be provided.

_____ (2) a 500-foot notification is required and off-street parking is required.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. Any such replacement structure(s) shall be completed within two (2) years of the issuance of any demolition or moving permit.

I hereby certify under oath the current value of the structure(s) to be demolished or moved is \$ _____.

I hereby certify under oath the value of the proposed replacement structure(s) is \$ _____.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure(s) is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Maria Habeeb _____ 4/3/15
(signature) (date)

715-418-1199
(telephone)

maria@eatapothik.com
(email)

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 3rd day of April, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

John M. Elan
Notary Public
My Commission Expires: 6/23/17

PETITIONER SHALL, BEFORE FILING, HAVE APPLICATION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 1st day of April, 2015.
Signed: Lucretia Oller Senior Planner
Director of Planning & Development



To the La Crosse City Council:

4/1/2015

I am writing to request your approval of the conditional use permit for my business at 308 Main Street in downtown La Crosse. The current business, Grounded Specialty Coffee, has successfully operated in this space for 12 years. The vacant lot next to Grounded at 304 Main Street has been empty since the late 1980s and is an eyesore for downtown. With our recent purchase of that vacant lot, it is our intention to build a structure in that space that can hold a commercial kitchen, dining space, an expanded bar area, and access to the rooftop terrace. This addition would pull in the same elements of the current structure including elevated ceilings, exposed masonry, and beautiful wood detailing.

Grounded will be rebranding to the new name of 'Apothik' which is short for 'apothecary'. It is essentially a modern tribute to the original business that resided at 308 Main Street which was Eagle Drug store in 1860. Apothik will be an upscale dining experience that will serve coffee and quick breakfast items, lunch, dinner, and weekend brunch. The conditional use permit would allow us to apply for a Class B combination Beer and Liquor license so we may also serve craft beer, wine, and craft cocktails to complement the dining options.

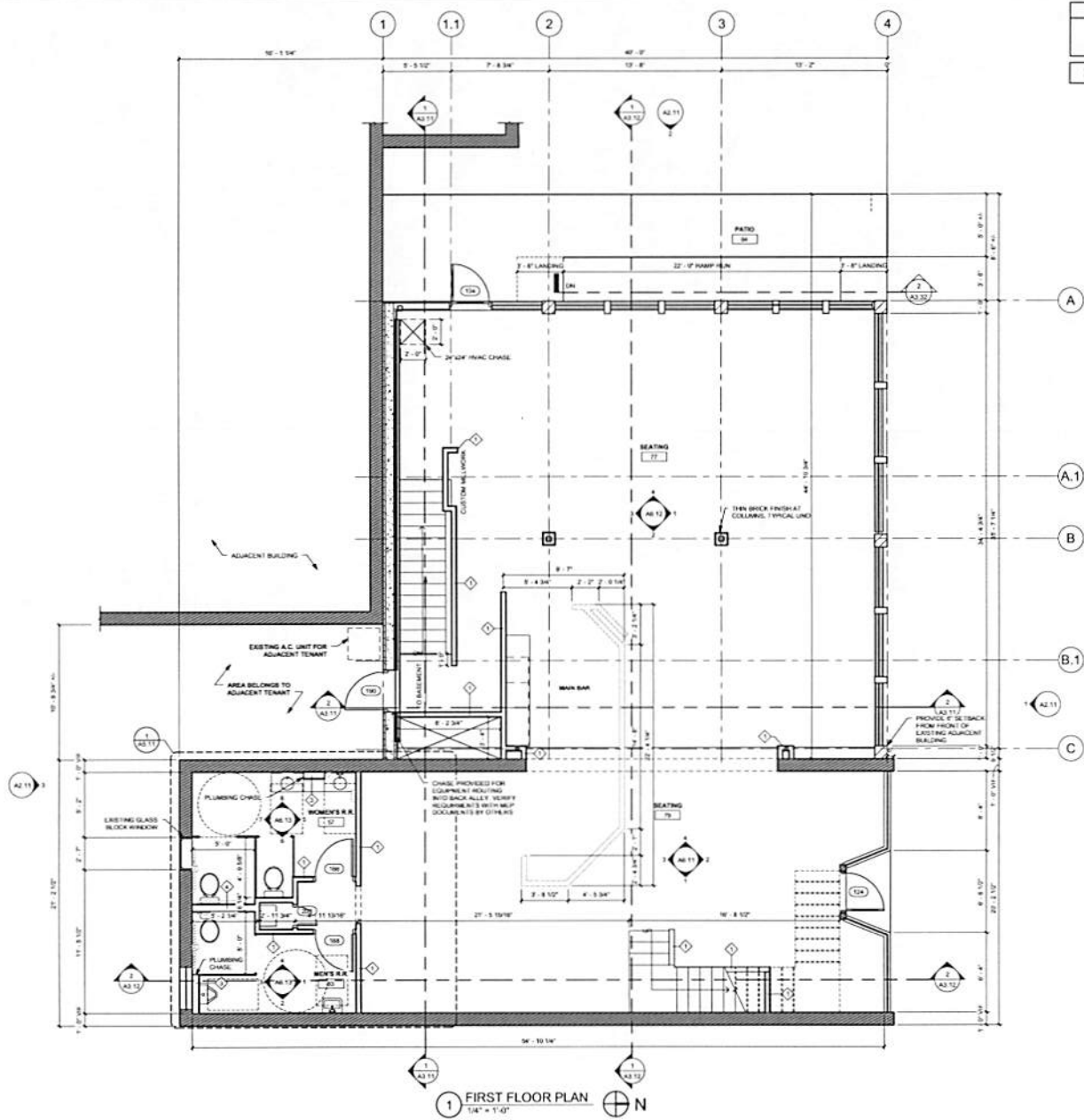
With the recent upswing in downtown businesses, specifically the hotel and living space additions, I believe there will be a continued desire for classy eating establishments that are geared towards the business professional and downtown residents. Apothik would be a tasteful addition to the culinary scene of downtown. We will potentially employ approximately 50 people between cooks, baristas, bartenders, and servers. Our projected food to alcohol ratio is 75/25.

Thank you for your consideration of my application. Please feel free to reach out to me via cell 715.418.1199 or email maria@eatapothik.com with any questions, comments, or concerns.

Best Regards,

A handwritten signature in black ink that reads "Maria Norberg". The signature is fluid and cursive, with a long horizontal flourish at the end.

Maria Norberg



WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

KEYNOTE...

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PROJECT

**GROUND
SPECIALTY
COFFEE**

LA CROSSE WI

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

PROJECT NO: 14-15812
 TITLE NAME: 18111 Architecture
 DRAWN BY: ALP
 DESIGNED BY: MFC
 REVIEWED BY: MFC
 ISSUE DATE:
 CLIENT PROJECT NO:

TITLE

**FIRST FLOOR
PLAN**

SHEET

A1.21



WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

ISG Architecture
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REVISION SCHEDULE	
NO.	DESCRIPTION

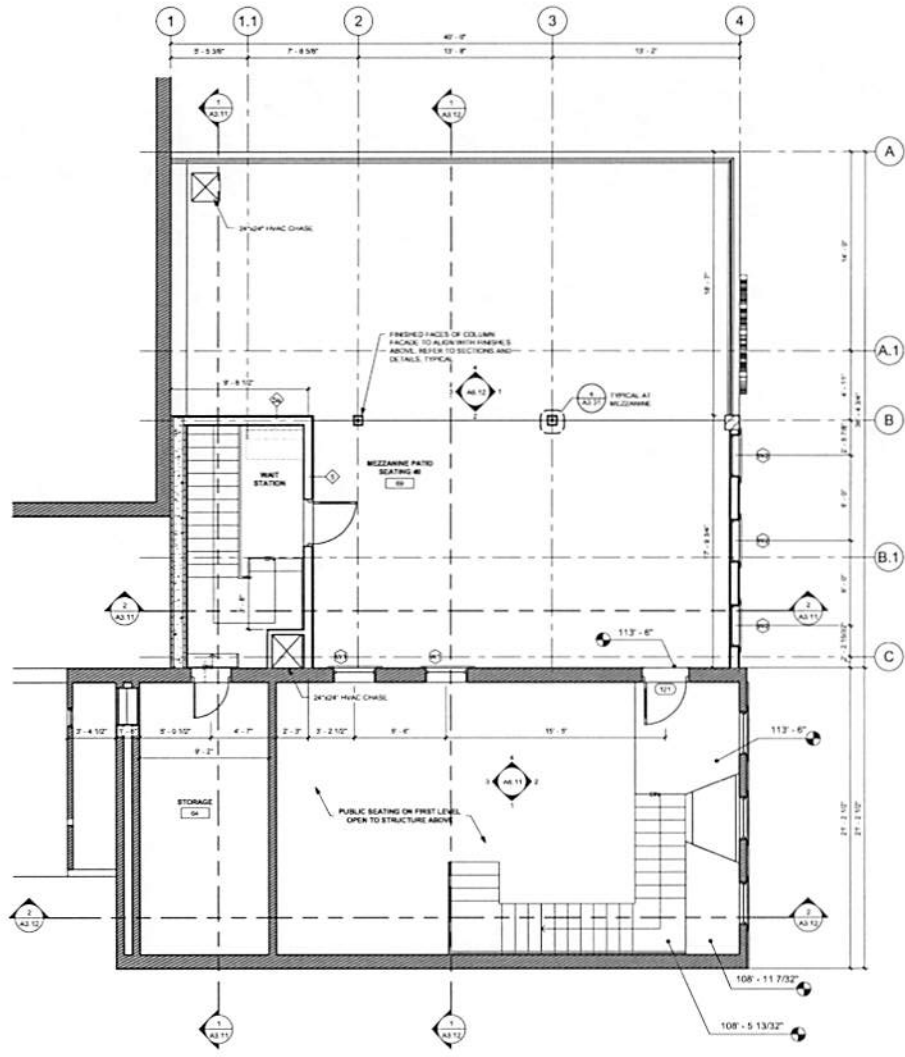
PROJECT NO. 14-16812
FILE NAME: 14117-Architect.rvt
DRAWN BY: A.P.
DESIGNED BY: APC
REVIEWED BY: APC
ISSUE DATE:
CLIENT PROJECT NO.:

TITLE

**SECOND FLOOR
PLAN**

DATE

A1.22



1 SECOND FLOOR PLAN
1/4" = 1'-0" N



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Architecture
Engineering
Interior Design
Planning

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GROUNDLED SPECIALTY COFFEE

LA CROSSE
REWORK PACKAGE

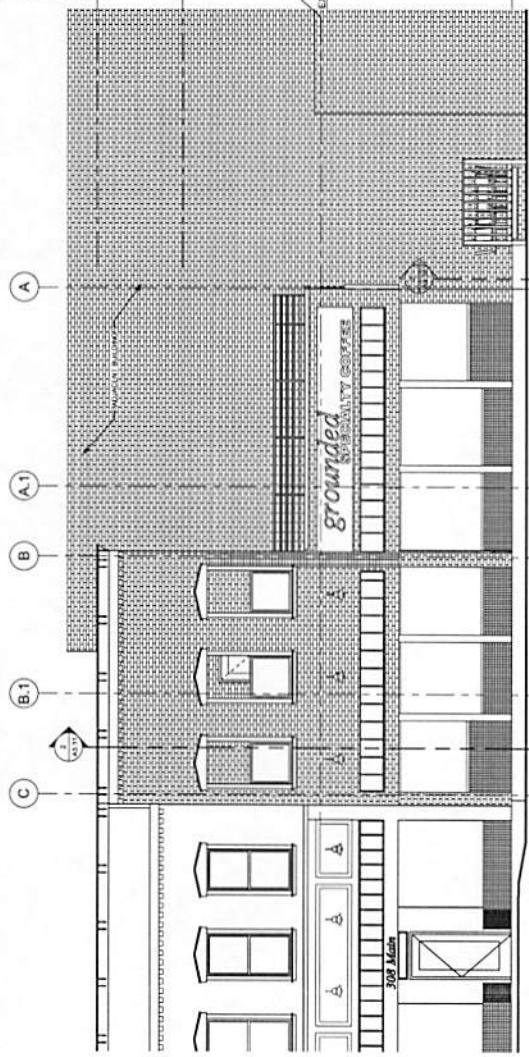
NO.	DATE	DESCRIPTION

PROJECT NO.	14-108112
PROJECT NAME	1001 E. FURNACE AVE
OWNER	ABC
DESIGNED BY	ABC
DATE PLOTTED	04/11/14
SCALE	AS SHOWN
CLIENT PROJECT NO.	

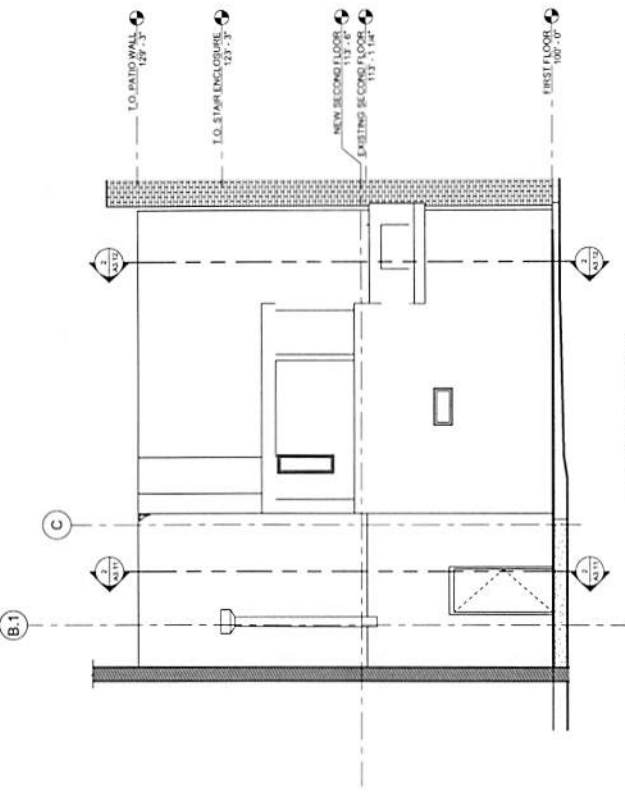
EXTERIOR ELEVATIONS

A2.11

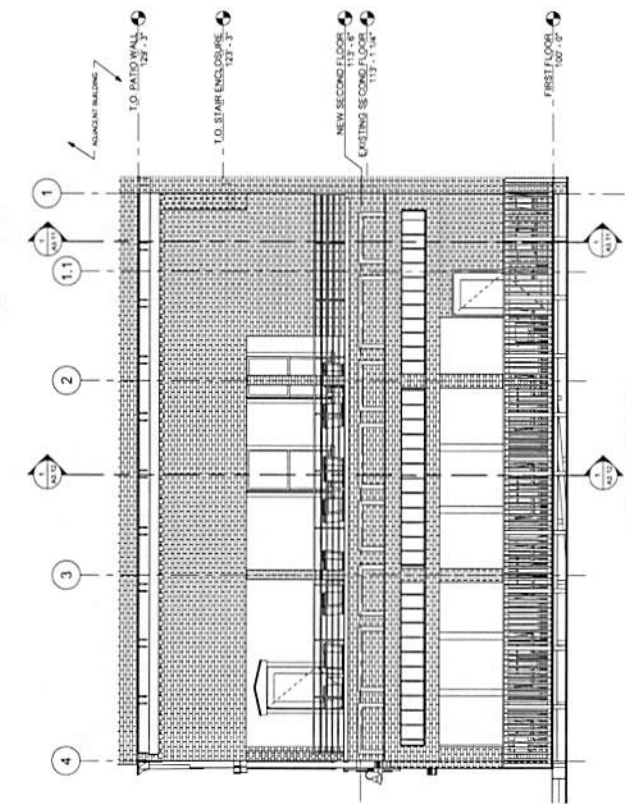
EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL	COMPANY	PRODUCT	SIZE	COLOR	COMMENTS
1.1						
1.2						
1.3						



1 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

Location of coolers + display + excess storage

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PROJECT

**GROUND
SPECIALTY
COFFEE**

LA CROSSE

NO. DATE REVISION/SCHEDULE

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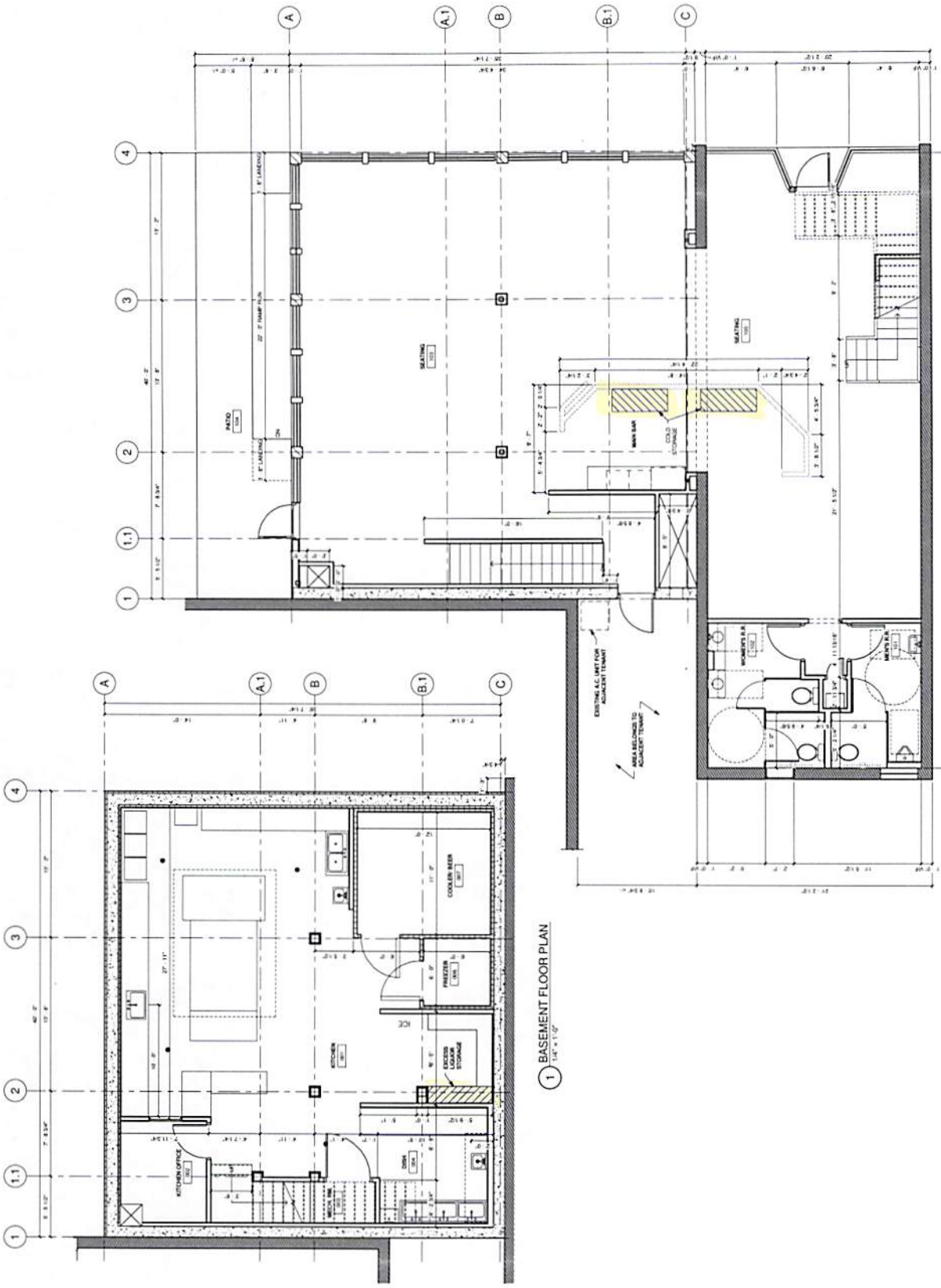
NO. DATE REVISION/SCHEDULE

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FLOOR LAYOUTS

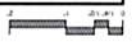
A3.15

SHEET



1 BASEMENT FLOOR PLAN
14'-0" x 17'-0"

2 FIRST FLOOR PLAN
14'-0" x 17'-0"



12/20/13 12:34 PM