

19-0545

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

(Toby Farley) The Driftless Axe, LLC
PO Box 1482, La Crosse, WI 54602

Owner of property (name and address), if different than Applicant:

Kellogg Investments LLC

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): 300 4th St. S. #100 & 101 La Crosse WI 54601

Tax Parcel Number(s): 17-20031-40

Legal Description (must be a recordable legal description; see Requirements):

C & F J Dunn, H L Doremus & Peter Camerons Addition Lot 10 Except the W 80' Ft Block 11 (Lot size: 91 x 60)

Zoning District Classification: C3 - Community Business

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 359

If the use is defined in Sec.:

- 115-347(6)(c)(1) or (2), see "" on the next page.
- 115-353 or 356, see "" on the next page.

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

Description of subject site and CURRENT use: Currently 1/2 of building is Playars Bar and 1/2 is The Driftless Axe.

Description of PROPOSED site and operation/use (detailed plan of the proposed site):

See Attached

Type of Structure proposed: Commercial Building

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: 10-12+

Number of current off-street parking spaces: 0

Number of proposed off-street parking spaces: 0

*** If the proposed use is defined in Sec. 115-347(6)(c)**

_____ (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. Will there be 3 or more employees at one time? Y__ N

or

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

Where the side or rear lot line abuts or is located across an alley from any residential zoning district, abutting residential property owners shall be notified of the privacy fence provision by the City Clerk.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

****If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be notified of the privacy fence provision by the City Clerk.**

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

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

Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

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

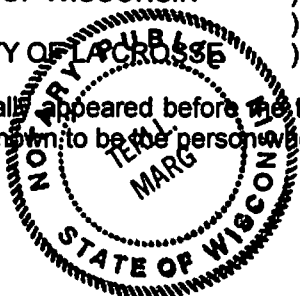
If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant or property owner shall be subject to a forfeiture of up to \$5,000 per day for each day not completed.

CERTIFICATION: I hereby certify that I am the owner of the subject parcel(s) or authorized agent 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.

[Signature] 3-5-19
(signature) (date)
608-385-7752 escape@lacrosexp@gmail.com
(telephone) (email)

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

Personally appeared before me this 5TH day of April, 2019 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Jen & Marg
Notary Public
My Commission Expires: 4-1-2021

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 5th day of April, 2019.

Signed: [Signature] OBO Jason Gilman
Director of Planning & Development

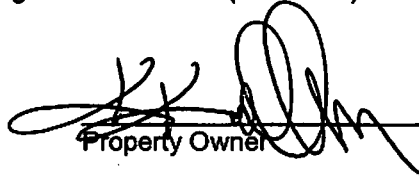
AFFIDAVIT OF OWNER

STATE OF WI)
) ss
COUNTY OF LACROSSE)

The undersigned, KELLOGG INVESTMENTS, KEVIN KELLOGG, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE
State of WI.
2. That the undersigned is a/the legal owner of the property located at:
332 JAY ST (PARCEL ADDRESS) 300 4TH ST S.
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a
conditional use permit/district change or amendment (circle one) for said property.

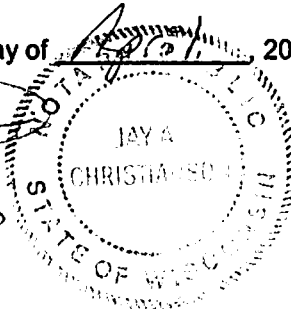


Property Owner

Subscribed and sworn to before me this 4/12 day of April, 2019.



Notary Public
My Commission expires 3-13-2020



Description of proposed site and operation/use:

The Driftless Axe LLC currently resides at 300 4th St S #101 in the northern section running alongside the Jay St side of the building. It is currently subdivided in the section we currently reside in and the other half, where Players Bar is. We are proposing The Driftless Axe will take over the entire building and Players Bar will no longer be there anymore. Currently our primary focus is on providing customers with an amazing axe throwing experience while being able to enjoy our food and drink.

As with the creation of The Driftless Axe our primary focus for the space currently housing Players Bar is not to create just “another bar”, but to expand our experiences for our customers with a vintage arcade. If you will, a throwback to games such as Pac-Man, Donkey Kong, Double Dragon, and many more. Arcade bars have been seen to be successful in other markets and we feel it likely customers would greatly appreciate the addition of such an experience downtown LaCrosse.

Our employees and guests will utilize on-street and primarily be pointed to the Market Street ramp for parking, no additional parking will be provided, which will also help to drive city revenue from parking fees for both employees and guests.

We do not have any intention on making any significant alterations to the exterior of the building, other than adding signage to cover the remnants of the restaurant adhesive left on the building from many years ago, which should help to create a much nicer façade. Interior will have 2 bathrooms on each side, a bar area, and we will continue and potentially expand our restaurant menu.

As previously stated, the location we will reside in is/was previously a bar and by filling this space it will not be adding any additional bar space downtown LaCrosse, in fact overall it will be reducing the number of licenses, with the closing of Players Bar. By doing so, it is our belief that we will not negatively impact the surrounding properties and will be bringing even more of a substantial net positive impact to the district. Our investment(s) in the property will increase its value and those surrounding it, as well as help bring even more people downtown district for activities, shopping, etc.

The spin-off economic activity due it being able to cross-promote with our existing businesses, The Great Escape of La Crosse and The Driftless Axe, will positively impact the adjacent businesses and properties. We are currently invested in growing downtown La Crosse district and will continue working towards its growth and improvement in positive ways.

332 JAY ST LA CROSSE

Parcel: 17-20031-40
Internal ID: 27987
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.134
Township: 15
Range: 07
Section: 06
Qtr: NE-NE

Abbreviated Legal Description:

C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION LOT 10 EX W 80FT BLOCK 11 LOT SZ: 91X60

Property Addresses:

| Street Address | City(Postal) |
|----------------|--------------|
| 332 JAY ST | LA CROSSE |
| 334 JAY ST | LA CROSSE |
| 300 4TH ST S | LA CROSSE |
| 300 4TH ST S | LA CROSSE |

Owners/Associations:

| Name | Relation | Mailing Address | City | State | Zip Code |
|-------------------------|----------|-----------------|-----------|-------|----------|
| KELLOGG INVESTMENTS LLC | Owner | 126 FIFTH AVE S | LA CROSSE | WI | 54601 |

Districts:

| Code | Description | Taxation District |
|------|----------------------------|-------------------|
| 2849 | LA CROSSE SCHOOL | Y |
| 9010 | City LAX Business Dist | N |
| 2 | Book 2 | N |
| CDZ | Community Development Zone | N |
| DBS | DOWNTOWN BUSINESS STUDY | N |
| 0031 | La Crosse TIF 11 | N |

Additional Information:

| Code | Description | Taxation District |
|-------------------------|--------------------------------|-------------------|
| 2012+ VOTING SUPERVISOR | 2012+ Supervisor District 6 | |
| 2012 + VOTING WARDS | 2012+ Ward 7 | |
| POSTAL DISTRICT | LACROSSE POSTAL DISTRICT 54601 | |
| Use | REST/TAVERN | |

Lottery Tax Information:

Lottery Credits Claimed: 0
 Lottery Credit Application Date:

Tax Information:

Billing Information:

Bill Number: 3953

Billed To: KELLOGG INVESTMENTS LLC
 126 FIFTH AVE S STE 100
 LA CROSSE WI 54601

Total Tax: 11459.77

Payments Sch.

| | |
|-----------|---------|
| 1-31-2019 | 3422.74 |
| 3-31-2019 | 2679.01 |
| 5-31-2019 | 2679.01 |
| 7-31-2019 | 2679.01 |

Tax Details:

| | | | | | |
|----------------------|-----------|-------------|--------------|------------------|-------------|
| | Land Val. | Improv Val. | Total Val. | Assessment Ratio | 0.835940276 |
| Assessed: | 108500 | 261600 | 370100 | Mill Rate | 0.029166859 |
| Fair Market: | 129800 | 312900 | 442700 | School Credit: | 820.76 |
| Taxing Jurisdiction: | | | 2017 Net Tax | 2018 Net Tax | % of Change |
| STATE OF WISCONSIN | | | \$ 0.0000 | \$ 0.0000 | 0.0000 |
| La Crosse County | | | \$ 1487.1700 | \$ 1527.3400 | 2.7000 |
| Local Municipality | | | \$ 4384.0600 | \$ 4458.5900 | 1.7000 |
| LA CROSSE SCHOOL | | | \$ 4051.1400 | \$ 4146.4300 | 2.4000 |
| WTC | | | \$ 644.9500 | \$ 662.2800 | 2.7000 |

Credits:

First Dollar Credit: 78.61
 Lottery Credit: 0.00

Additional Charges:

Special Assessment: 743.74
 Special Charges: 0.00
 Special Delinquent: 0.00
 Managed Forest: 0.00
 Private Forest: 0.00
 Total Woodlands: 0.00

Grand Total: 11459.77

Payments & Transactions

| Desc. | Rec. Date | Rec. # | Chk # | Total Paid | Post Date |
|-------|-----------|--------|---------|------------|-----------|
| | | | Totals: | \$ 6101.75 | |

| Desc. | Rec. Date | Rec. # | Chk # | Total Paid | Post Date |
|-------------------------------|-----------|--------|---------|------------|-----------|
| Payment to Local Municipality | 1/14/2019 | 728825 | 0 | \$ 3422.74 | 1/2019 |
| Payment to Local Municipality | 3/29/2019 | 758638 | 0 | \$ 2679.01 | 3/2019 |
| | | | Totals: | \$ 6101.75 | |

Assessment Information:

| Class | Description | Year | Acreage | Land | Improvements | Total | Last Modified |
|-------|-------------|------|---------|--------|--------------|--------|---------------|
| G2 | Commercial | 2018 | 0.134 | 108500 | 261600 | 370100 | 5/24/2018 |

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

| Volume Number | Page Number | Document Number | Recorded Date | Type |
|---------------|-------------|-----------------|---------------|---------------------|
| 966 | 438 | 1083081 | 12/10/1992 | PERSONAL REP'S DEED |
| 1268 | 762 | 1208508 | 9/24/1998 | Warranty Deed |
| 1469 | 361 | 1278518 | 6/11/2001 | AFFIDAVIT |
| 1469 | 364 | 1278519 | 6/11/2001 | Quit Claim Deed |
| 0 | 0 | 1337507 | 1/2/2003 | Warranty Deed |
| 0 | 0 | 1417581 | 3/31/2005 | Warranty Deed |
| 0 | 0 | 1500716 | 4/29/2008 | Quit Claim Deed |
| 0 | 0 | 1500717 | 4/29/2008 | AFFIDAVIT |
| 0 | 0 | 1541901 | 12/30/2009 | Warranty Deed |

Outstanding Taxes

| Tax Yr. | Bill # | Total Tax | Total Paid | Accrued Interest | Accrued Penalties | Remaining Bal. |
|---------|--------|-------------|------------|------------------|-------------------|----------------|
| 2018 | 3953 | \$11,459.77 | \$6,101.75 | \$0.00 | \$0.00 | \$5,358.02 |

Permits Information:

Municipality: City of La Crosse
Property Address: 332 JAY ST

Click on the permit number for additional details regarding the permit.

| Description | Per. # | Applicant Name | Status | Status Date | Activity |
|-------------|--------|----------------|--------|-------------|----------|
|-------------|--------|----------------|--------|-------------|----------|

History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.