

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

SEE ATTACHED

Owner of site (name and address):

SEE ATTACHED

Architect (name and address), if applicable:

SEE ATTACHED

Professional Engineer (name and address), if applicable:

SEE ATTACHED

Contractor (name and address), if applicable:

SEE ATTACHED

Address of subject premises:

SEE ATTACHED

Tax Parcel No.:

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

Zoning District Classification:

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

*If the use is defined in:*

- 115-347(6)(c)(1) or (2), see "" below.
- 115-353 or 356, see "" below.

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):

SEE ATTACHED

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

SEE ATTACHED

Type of Structure (proposed):

Number of current employees, if applicable:

Number of proposed employees, if applicable:

Number of current off-street parking spaces:

Number of proposed off-street parking spaces:

\* 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

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

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 informed of the privacy fence provision by the City Clerk's Office.

CITY OF LA CROSSE, WI Check here if proposed operation or use will be a parking lot: \_\_\_\_\_

General Billing - 151405 - 2017 Check here if proposed operation or use will be green space: \_\_\_\_\_  
004063-0014 Rachel H... 09/08/2017 02:55 PM

190717 - WEBB 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.  
Payment Amount: 300.00

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

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

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure 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 is not completed.

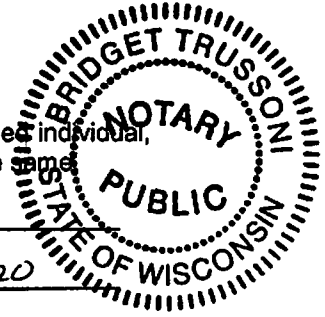
CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (agent must provide an affidavit signed by owner) and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of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

Donald J. Weber 9-8-17  
(signature) (date)  
608-782-0104 dweber@logisticshealth.com  
(telephone) (email)

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

Personally appeared before me this 8<sup>th</sup> day of September, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Bridget Trussoni  
Notary Public  
My Commission Expires: 06/12/2020



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

Review was made on the 8<sup>th</sup> day of September, 2017.  
Signed: [Signature] Senior Planner  
Director of Planning & Development

**Applicant (name and address):**

Nicholas Weber  
La Crosse Distilling Company LLC  
102 Jay Street  
Suite 400  
La Crosse, WI 54601

**Owner of site (name and address):**

Donald Weber  
129 Vine LLC  
328 Front Street South  
La Crosse, WI 54601

**Architect (name and address):**

Matt Frydach  
The Kubala Washatko Architects  
W61 N617 Mequon Ave  
Cedarburg, WI 53012

**Professional Engineer (name and address):**

Scott Moore  
Dalkita  
P.O. Box 1251  
Englewood, CO 80150

**Contractor (name and address):**

Cory Henschel  
C.D. Smith Construction  
889 East Johnson Street  
Fond du Lac, WI 54935

**Address of subject premise:**

129 Vine Street  
La Crosse, WI 54601

**Tax Parcel No.:**

17-20008-90

**Legal Description:**

The Southeasterly 75 feet of lots 6 and 7 in Block 10 of the Town of La Crosse in the City of La Crosse, La Crosse County, Wisconsin

**Zoning District Classification:**

C3 – Community Business

**Is the property/structure listed on the local register of historic places?**

No

**Description of subject site and CURRENT use:**

The property consists of three storefronts – 129 Vine St, 307 2<sup>nd</sup> St, and 311 2<sup>nd</sup> St. 129 Vine is leased and operated by 2<sup>nd</sup> Street Hair Gallery. 307 2<sup>nd</sup> is leased and operated by Pella Windows. 311 2<sup>nd</sup> is currently vacant.

**Description of PROPOSED site and operation/use:**

The current buildings on the property will be demolished and a new building will be constructed to house the operations of La Crosse Distilling Company, LLC. This will consist of a tasting room that will serve food for lunch and dinner and also craft cocktails that are made with our own distilled spirits. The nucleus of the on-premise business includes a production facility where we will distill spirits including vodka, gin, and whiskey.

**Type of Structure (proposed):**

The La Crosse Distillery construction will be a structural steel frame with stud infill and brick veneer for the south half of the build. The north half, production area, will be masonry block load bearing construction with free spanning joists. The masonry block will be clad in masonry veneer. The foundations will be cast in place on spread footings. The second floor space will be structural steel framed with light gauge metal studs for non fire rated wall construction clad in drywall. There will also be indoor/outdoor seating for the tasting room on the south end of the property.

**Number of current employees:**

Between the two current businesses there are less than 10 employees.

**Number of proposed employees:**

Once stabilized and at full capacity we project around 14 full-time employees and 14 part-time employees.

**Number of current off-street parking spaces:**

Approximately 4 in front and 5 in back.

**Number of proposed off-street parking spaces:**

Due to the fact that we need almost the entire site for the building footprint we show only 1 off-street space that will be used for deliveries and shipments. There is however a parking lot abutting the lot that has parking spaces for lease which we intend to pursue.

**Municipal Code**

**Section 115-347(8)**

Distilleries for the production and bottling of distilled beverages, which includes a tasting room, shall be a conditional use in the Local Business, Community Business and Commercial Districts. The storage of all items or materials utilized for the production of distilled beverages shall be in enclosed building unless otherwise approved by the Common Council. Distilleries must meet all applicable requirements associated with any state and federal licenses. Review of these applications shall include, but not be limited to, the following; location of property, current use of property, building type, construction type and adherence to National Fire Protection Association and International Building Code requirements.

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Douglas L. Mannstedt, a single person,

("Grantor," whether one or more),

and 129 Vine LLC, a Wisconsin Limited Liability Company,

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The Southeasterly 75 feet of Lots 6 and 7 in Block 10 of the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin.

Recording Area

Name and Return Address

Donald J. Weber, CEO
Logistics Health, Inc.
328 Front Street South
La Crosse, WI 54601

17-20008-090

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Exceptions to warranties:

Easements and restrictions of record and taxes accrued for the current year and applicable zoning ordinances.

Dated October 1, 2013

[Signature of Douglas L. Mannstedt]
Douglas L. Mannstedt

(SEAL) (SEAL)

(SEAL) (SEAL)

AUTHENTICATION

Signature(s) Douglas L. Mannstedt

authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Joseph J. Skemp
201 Main Street, La Crosse, WI 54601

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 2-2003

\*Type name below signatures.

ACKNOWLEDGMENT

STATE OF WISCONSIN

La Crosse

Dawn Faherty
Notary Public

State of Wisconsin

COUNTY

Personally came before me on October 1, 2013, the above-named Douglas L. Mannstedt

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

[Signature of Dawn Faherty]
Dawn Faherty

Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 4-6-2014)

**129 VINE ST LA CROSSE**

**Parcel:** 17-20008-90  
**Internal ID:** 27783  
**Municipality:** City of La Crosse  
**Record Status:** Current  
**On Current Tax Roll:** Yes  
**Total Acreage:** 0.209  
**Township:** 16  
**Range:** 07  
**Section:** 31  
**Qtr:** NE-SE

**Abbreviated Legal Description:**

TOWN OF LA CROSSE E 75 FT LOT 6 & 7 BLOCK 10 LOT SZ: 75 X 120

**Property Addresses:**

Street Address	City(Postal)
129 VINE ST	LA CROSSE
307 2ND ST N	LA CROSSE
311 2ND ST N	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
129 VINE LLC	Owner	328 FRONT ST 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
0026	La Crosse TIF 6	N
0037	LA CROSSE TIF 17	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	RETAIL	

**Lottery Tax Information:**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

**Tax Information:**

**Billing Information:**

Bill Number: 3809

Billed To: 129 VINE LLC  
 328 FRONT ST S  
 LA CROSSE WI 54601

Total Tax: 9331.82

Payments Sch.

1-31-2017	2786.06
3-31-2017	2181.92
5-31-2017	2181.92
7-31-2017	2181.92

**Tax Details:**

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.916569215
Assessed:	110200	192500	302700	Mill Rate	0.029096398
Fair Market:	120200	210000	330200	School Credit:	628.51
Taxing Jurisdiction:			2015 Net Tax	2016 Net Tax	% of Change
STATE OF WISCONSIN			\$ 54.8100	\$ 56.0400	2.2000
La Crosse County			\$ 1185.5800	\$ 1209.7500	2.0000
Local Municipality			\$ 3704.1400	\$ 3719.8300	0.4000
LA CROSSE SCHOOL			\$ 3362.8700	\$ 3303.9100	-1.8000
WTC			\$ 509.4500	\$ 517.9400	1.7000



<b>Taxing Jurisdiction:</b>	<b>2015 Net Tax</b>	<b>2016 Net Tax</b>	<b>% of Change</b>
<b>Credits:</b>			
<b>First Dollar Credit:</b>		<b>79.79</b>	
<b>Lottery Credit:</b>		<b>0.00</b>	
<b>Additional Charges:</b>			
<b>Special Assessment:</b>		<b>604.14</b>	
<b>Special Charges:</b>		<b>0.00</b>	
<b>Special Delinquent:</b>		<b>0.00</b>	
<b>Managed Forest:</b>		<b>0.00</b>	
<b>Private Forest:</b>		<b>0.00</b>	
<b>Total Woodlands:</b>		<b>0.00</b>	
<b>Grand Total:</b>		<b>9331.82</b>	

**Payments & Transactions**

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/9/2017	568384	0	\$ 9331.82	1/2017
			<b>Totals:</b>	<b>\$ 9331.82</b>	

**Assessment Information:**

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2016	0.209	110200	192500	302700	4/8/2016

**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
619	413	889781	11/2/1978	FINAL JUDGMENT
626	172	894544	4/16/1979	WD PRIOR 9-1-81
633	184	899743	8/27/1979	WD PRIOR 9-1-81
948	736	1075843	8/24/1992	Warranty Deed
0	0	1630160	10/4/2013	Warranty Deed

**Outstanding Taxes**

There are no outstanding taxes for this property.

### Permits Information:

Municipality: City of La Crosse  
Property Address: 129 VINE ST

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

Description	Per. #	Applicant Name	Status	Status Date	Activity
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### History Information:

#### Parent Parcel(s)

There are no parent parcels for this property.

#### Child Parcel(s)

There are no child parcels for this property.