

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Diana Hobson  
420 15th St S  
La Crosse WI 54601

Payment Amount: 250.00

Owner of site (name and address):

Same

Architect (name and address), if applicable:

Jason Skifton Brickl Bro

Professional Engineer (name and address), if applicable:

Philip Dyas - Brickl Bro

Contractor (name and address), if applicable:

Brickl Bro  
West Salem

Address of subject premises: 1229 Caledonia St; cement block building  
behind 1225-1227 Caledonia St (Loggers)

Tax Parcel No.: Entire parcel: 17-10072-060

Legal Description: Northern Addition N 1/2 Lot 6 And all Lot 7  
Block 2. Lot size 100 x 142

Zoning District Classification: Commercial

Conditional Use Permit Required per La Crosse Municipal Code sec. 115- 15.26(H)(2)  
(If the use is defined in 115-347(6)(c)(1) or (2), 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):

One Room Cement block building used as storage  
34' wide X 46' long

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):

Commercial Kitchen for production of fruit wine  
One handicap Accessible bathroom, utility room both located  
within break room; separate production area; delivery area  
wine tasting area (max 15 people) compliant with continuing business

Type of Structure (proposed): ordinance  
Renovation of current building

Number of current employees, if applicable:

Number of proposed employees, if applicable: varying 2-4 part time, not at  
same time

Applicant (name and address)

Payment Amount

Owner's name (name and address)

Applicant (name and address) (if different)

Applicant (name and address) (if different)

Applicant (name and address) (if applicable)

Address of project address

The location of the project is:

Legal description of the property

Form of land classification

Is the applicant the owner of the property? (If the use is defined in 15.0410 (b) or (c), see 15.0410 (d))

Is the project located on the local street or highway? Yes  No

Is the project located on a street or highway? (If the use is defined in 15.0410 (b) or (c), see 15.0410 (d))

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Number of current off-street parking spaces: Caledonia St. Merchants Assoc  
Number of proposed off-street parking spaces: PK9 Lot

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.

[Signature] \_\_\_\_\_ 9/5/14  
(signature) (date)  
608 782 5074 harsondhac@aol.com  
(telephone) (email)

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

Personally appeared before me this 5<sup>th</sup> day of Sept, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public  
My Commission Expires: 7-24-16

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

Review was made on the 5<sup>th</sup> day of September, 2014.

Signed: [Signature] Senior Planner  
Director of Planning & Development

Clinton St

1:300

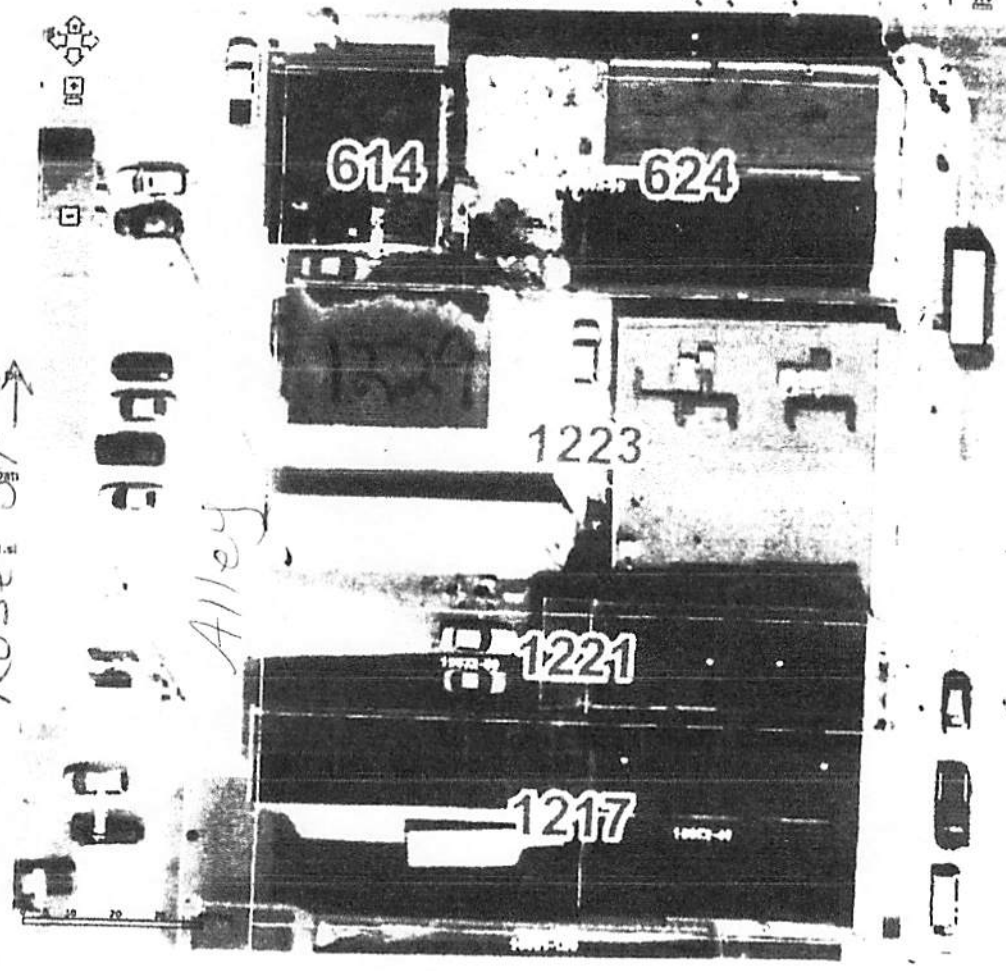
- Contour Index
  - 5 Foot Index Contours
  - Contour Intermediate
    - 1 Foot Intermediate Contours
- Basemap
  - Property Addresses
  - Tax Parcels
  - Zoning
    - Zoning
    - Airport Zoning
  - Public Safety
  - Transportation
  - Administrative Boundaries & ...
  - Education
  - Recreation
  - Storm Water Utility
  - Water Resources and Flood Data
  - City and State Boundaries

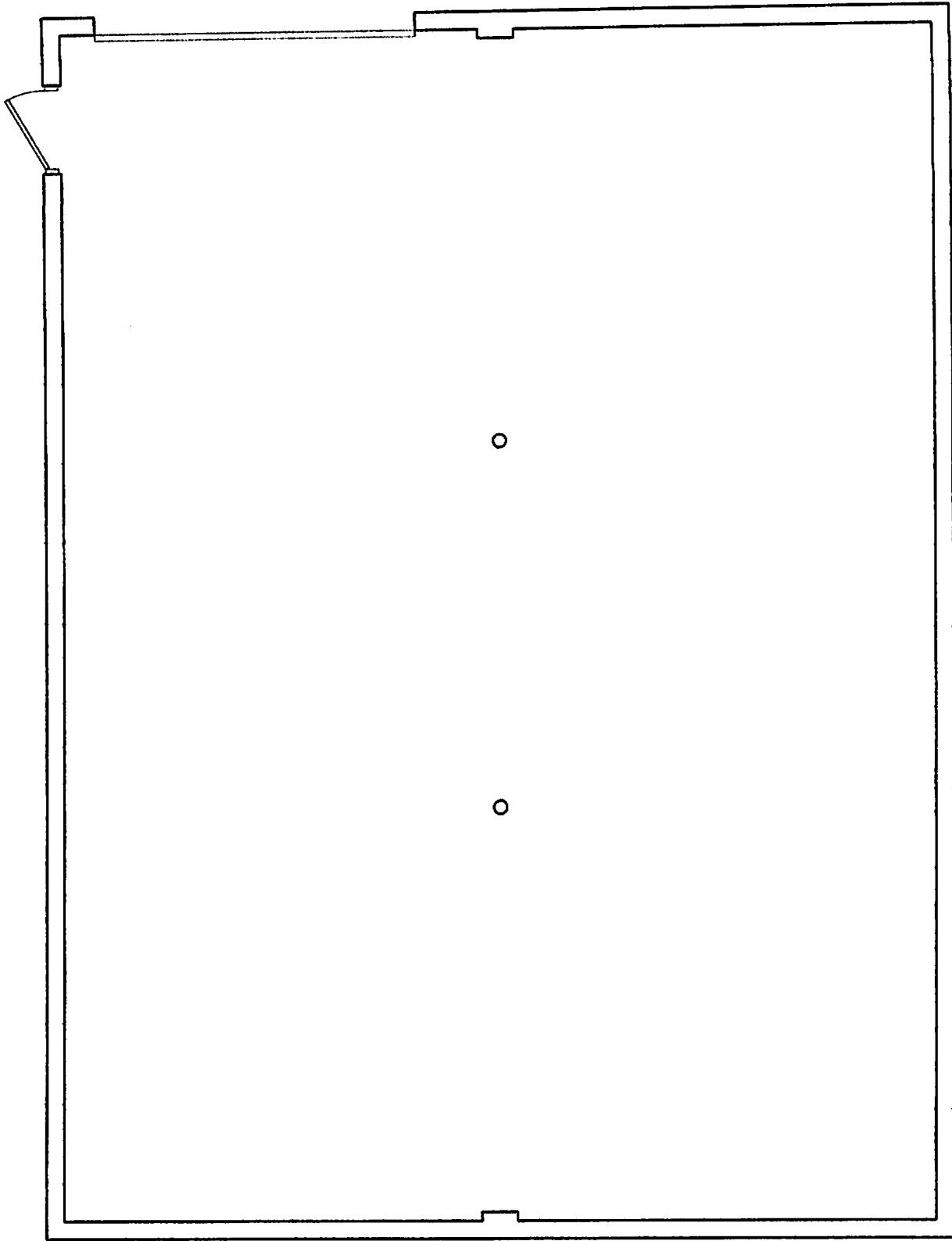
Copeland

Rose St

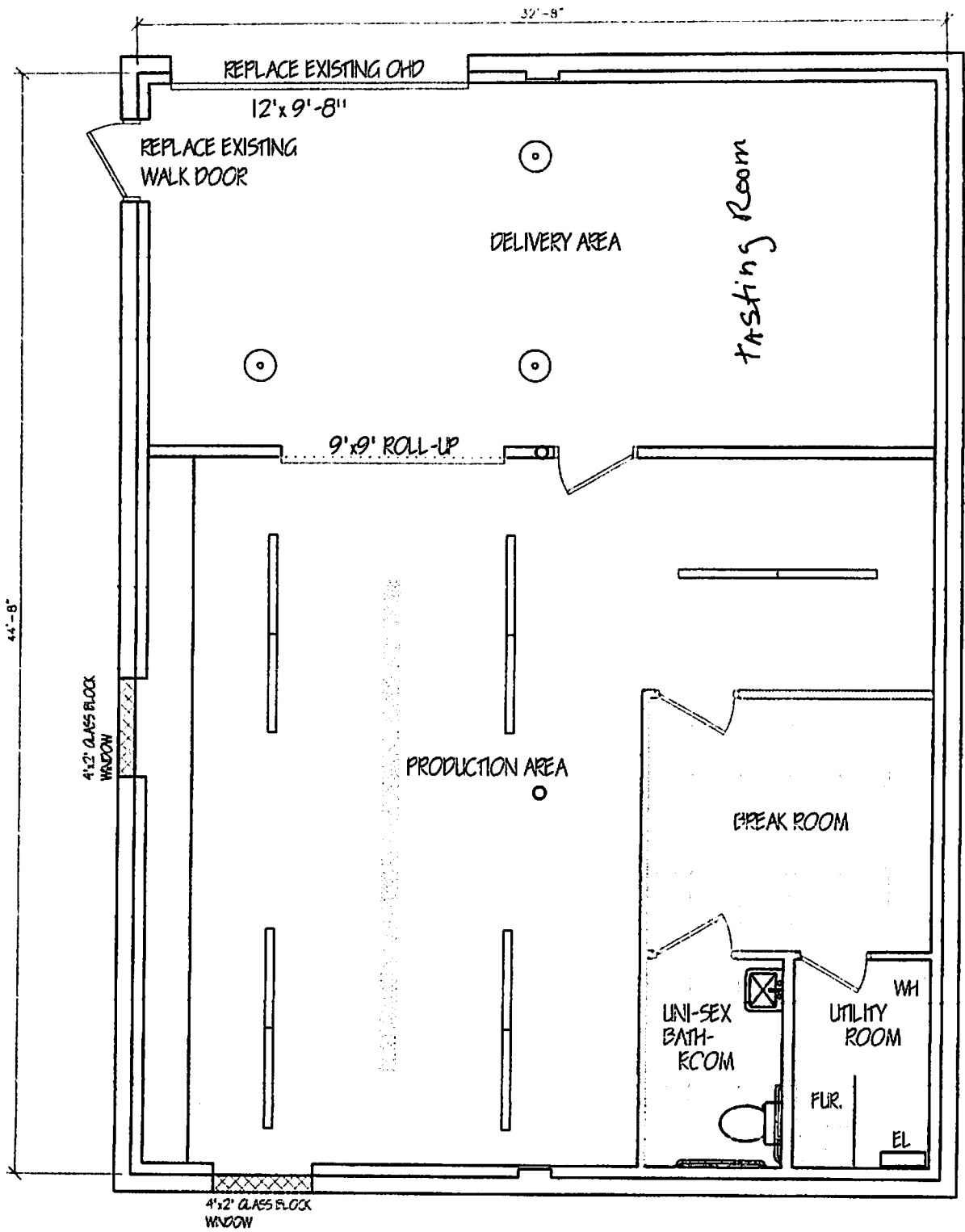
Alley

Caledonia St





EXISTING



PROPOSED FLOOR PLAN

420 15<sup>th</sup> Street S

La Crosse WI 54601

**RE: Request for Conditional Use Permit**

Dear City Council Members,

I have purchased the property of 1223-1229 Caledonia Street, formerly owned by Sandra Carr and the late Ed Carr. This is storefront property and is currently occupied by Daybreak's Pet Legacies and More and the Loggers Business and Retail stores.

This property has a cement block building at the rear of the premises. This building has been allocated the address of 1229 Caledonia Street. My plan is to convert this building to a commercial kitchen for the production of wine. My intention is to produce primarily fruit wine (as opposed to wine from grapes). This will be a small venture with production activity contained within the building.

It is my understanding that I am required per City Ordinance to have a tasting room that complies with the continuing business ordinance, as in, cannot be closed for more than 90 days. I would anticipate being closed from Jan 1 through March 31 ( a common practice of many small wineries). I anticipate my hours of operation (as in, being open to the public) to be on weekend afternoons, possibly from 2 p.m. to 6 p.m. I will check with surrounding neighbors to avoid high traffic volume.

Occupancy would be limited to 15 persons at one time as there is one unisex, handicap accessible bathroom planned for the building.

As a member of the Caledonia Street Merchants Association, an off street parking lot is available on Caledonia Street. Additionally there are four parking spots allocated to the Loggers' building and these would be available when the Loggers staff is not there. There's an additional parking space in front of the building and additional parking at the side of another storage unit on the property.

I would like to keep my current storefront renters as long as they wish to stay. If this goes well, I could foresee a further expansion as there are several vacant storefronts on Caledonia Street. Wineries are allowed to have a license at two addresses. I could foresee a bigger tasting room space to accommodate larger groups.

Sincerely,



Diana Hobson