

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

George Keith Brown dba 228 ^{Fifth} ~~5th~~ Avenue South, LLC
2945 Baier Lane
La Crosse WI 54601

Owner of site (name and address):

George Keith Brown
2945 Baier Lane
La Crosse WI 54601

Architect (name and address), if applicable:

NONE

Professional Engineer (name and address), if applicable:

NONE

Contractor (name and address), if applicable:

NONE

Address of subject premises: 228th S 5th La Crosse WI 54601

Tax Parcel No.: 17-20034-80

Legal Description: SEE Attached

Zoning District Classification: C3-Community Business

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-359
(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):

Formerly the Egels Club since 1905, Main Level bar 7,000sqft, 2nd Floor ball room 4,000sqft, Basement Kitchen, bar, 4000sqft

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):

Main Level bar & music area
2nd Floor bar & wedding reception, Party room
Lower Level working with chef for dinner theater

Type of Structure (proposed): _____

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: _____

Number of **current** off-street parking spaces: 0

Number of **proposed** off-street parking spaces: 0

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 \$ 0.

I hereby certify under oath the value of the **proposed** replacement structure(s) is \$ 0.

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.

George Keith Brown 9-2-16
(signature) (date)

608-790-5739 lacrosekb@yaphw.com
(telephone) (email)

STATE OF WISCONSIN
COUNTY OF LA CROSSE



Personally appeared before me this 2nd day of September, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: 3-13-2016

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

Review was made on the 2nd day of September, 2016.

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

Payment Amount
185938 - BROWN, GEORGE K
003116-0112 Crystal H 09/02/2016 11:35AM
General Billing - 140834 - 2016
CITY OF LA CROSSE WI

To whom it may concern,

I'm applying for a conditional use permit for the property at 228 5th Ave S, (Formerly the Eagle's club since 1934)

My intention is to open the property and continue to basically operate the building as it has been previously used since its inception, the upper ball room will continue to be rented out as a wedding reception hall, retirement parties etc. the main level will continue to operate as a hometown bar with occasional live music, I'm also in talks with a chef about utilizing the commercial kitchen in the lower level to have dinner theater events, with a catering business to supply the upper ball room and other locations.

I don't believe the new business will have any negative affect on the surrounding area, I hope to have a more aggressive marketing plan than the Eagle's previously had with hopes of renting out the ball room more frequently, I would hope this would bring more people to the downtown area without adding to congestion due to the parking ramp being in close proximity.

I believe the new business will have a positive economic impact on the city and district due to the property no longer being tax exempt and now being on the tax roll, I intend to invest around \$60,000 updating the interior of the building. When the business is fully up and running there will be 2 fulltime employees and approximately 10 part time employees.

The only change to the exterior of the property will be a good power wash cleaning and replacing the current Eagles club sign with a new insert with the new company's information.

Projections are 35% alcohol sales, 35% hall rental
30% Food sales.

George Keith Bur


[Parcel Search](#) | [Permit Search](#)

228 5TH AVE S LA CROSSE

Parcel: 17-20034-80 Internal ID: 28018
 Municipality: City of La Crosse Record Status: Current

Print View

Parcel Information:

Parcel: 17-20034-80
 Internal ID: 28018
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.179
 Township: 15
 Range: 07
 Section: 06
 Qtr: NE-NE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION E1/2 LOT 6 & E1/2 OF S1/2 LOT 7 BLOCK 14 LOT SZ: 90X84 3/4

Property Addresses:

Street Address City(Postal)
 228 5TH AVE S LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
GEORGE KEITH BROWN	Owner	2835 31ST ST S	LA CROSSE	WI	54601-7732

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

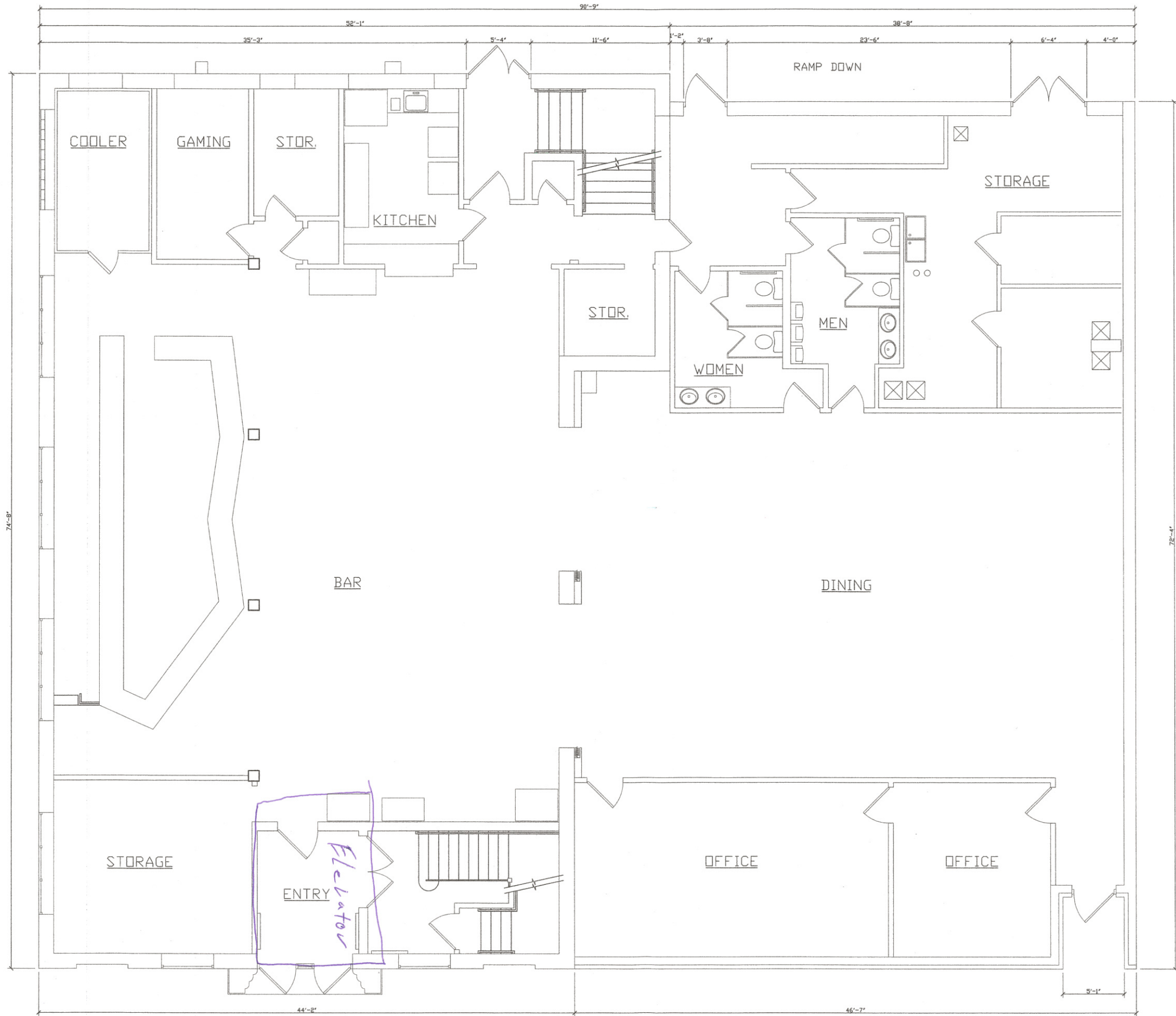
Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6
2012 + VOTING WARDS	2012+ Ward 7
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601

Lottery Tax Information

Lottery Credits Claimed: 0
 Lottery Credit Application Date:





1 FIRST FLOOR PLAN
 A1.1 1/4" = 1'-0" NORTH



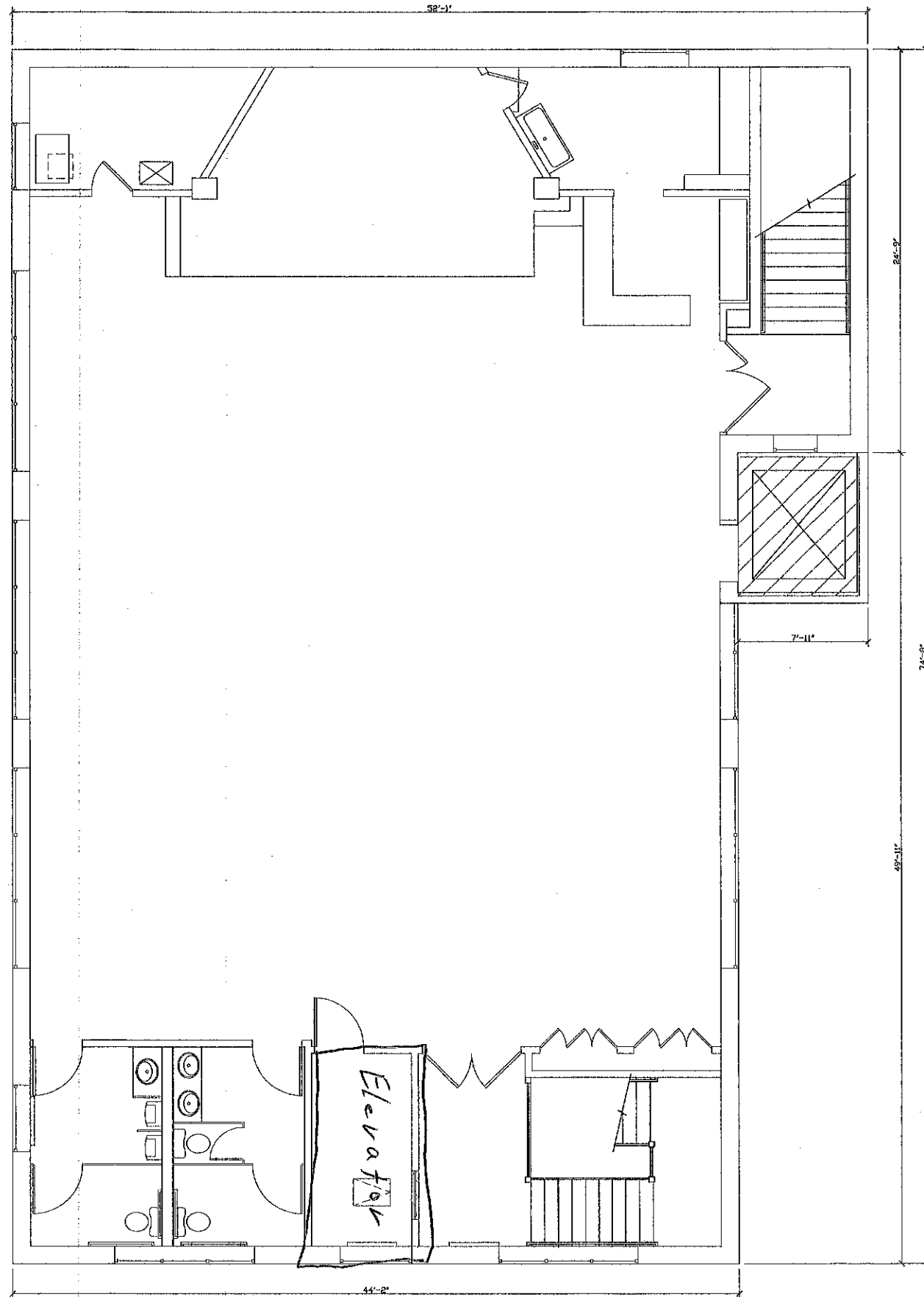
HALWEG & ASSOCIATES
 1021 SO. 4TH STREET
 LA CROSSE, WI 54601
 TEL 608-785-1732
 FAX 608-785-1532

AS-BUILT - 1st FLOOR PLAN

date : 01/19/05	revisions :
drawn by : KKT	checked by : K. NOEL

EAGLES' Aerie 1254
 225 5th AVENUE SOUTH
 LA CROSSE, WI 54601

A1.1



1 SECOND FLOOR PLAN
 OPT6 1/4" = 1'-0"



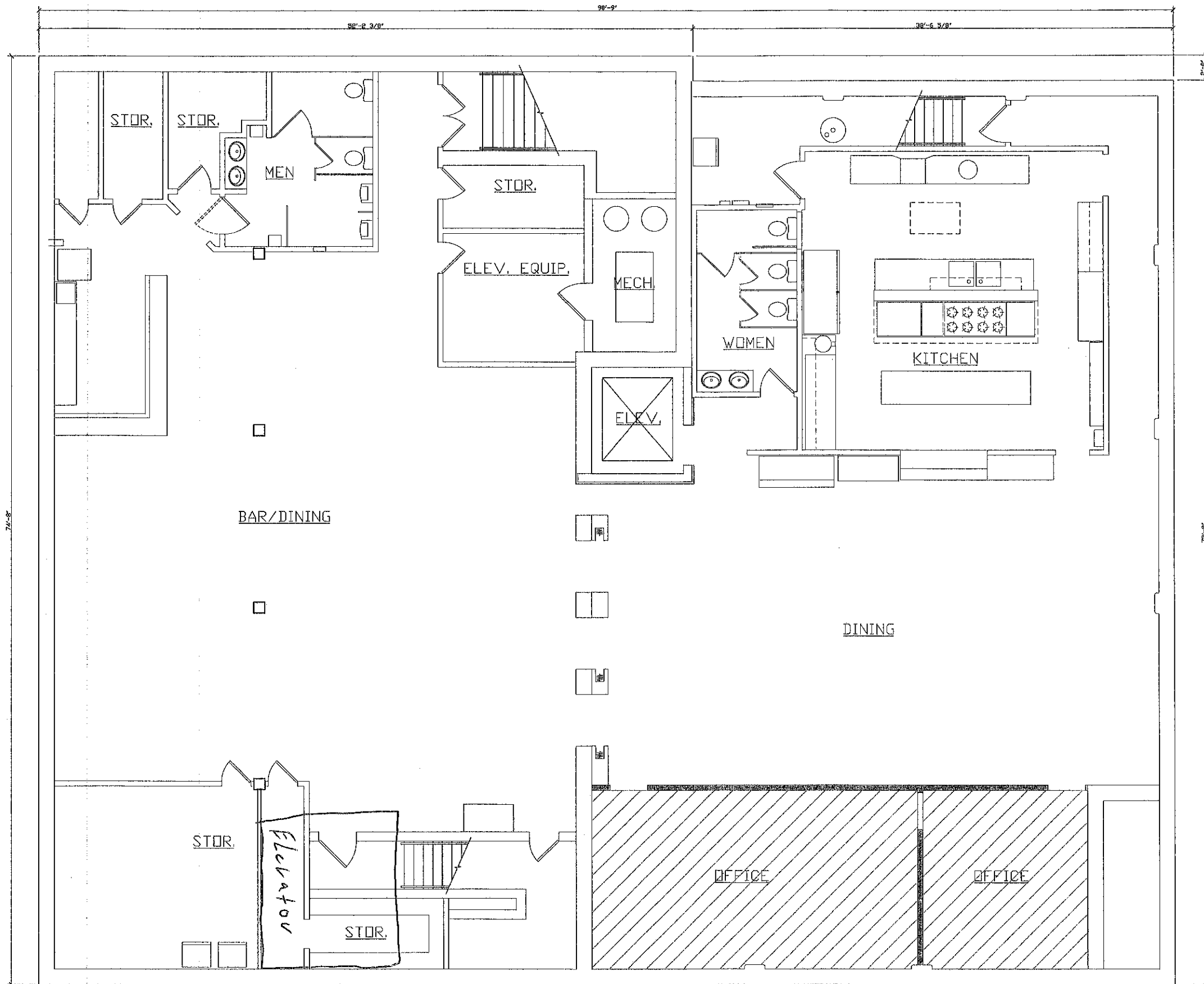
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 TEL 608-785-1732
 FAX 608-785-1532

PRELIMINARY
 SECOND FLOOR PLAN
 BASE BUDGET

date : 01/27/05 revisions :
 drawn by : KKT checked by : K. NDEL

EAGLES' Aerie 1254
 225 5th AVENUE SOUTH
 LA CROSSE, WI 54601

BB2



HALWEG & ASSOCIATES
 1021 SO. 4TH STREET
 LA CROSSE, WI 54601

TEL 608-785-1732
 FAX 608-785-1532

PRELIMINARY
 BASEMENT FLOOR PLAN
 OPTION #1

date : 01/27/05 revisions :

drawn by : KKT checked by : K. NIEL

EAGLES' Aerie 1254

225 6th AVENUE SOUTH
 LA CROSSE, WI 54601

OPT1

1 BASEMENT FLOOR PLAN
 OPT1 1/4" = 1'-0"

