

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
Events on Main, LLC

422 Main St; La Crosse, WI 54601

Owner of property (name and address), if different than Applicant:
Ryan Johnson; 1225 Lauderdale Pl; Onalaska, WI 54650

Michael Gorder; 1108 Newport Ln; Holmen, WI 54636

Architect (name and address), if applicable:
N/A

Professional Engineer (name and address), if applicable:
N/A

Contractor (name and address), if applicable:
N/A

Address(es) of subject parcel(s): 422 Main St; La Crosse, WI 54601

Tax Parcel Number(s): 17-20023-60

Legal Description (must be a recordable legal description; see Requirements):
Town of La Crosse E 43ft of W 87ft Lots 8,9 & 10 Block 34 Exc S 10ft Lot SZ:1RR

Zoning District Classification: ~~2849~~ C2 - Commercial

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 X No _____

Description of subject site and CURRENT use: 2 story, multi-use brick building, licensed special events space ie; business meetings, parties, wedding receptions etc.

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

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: _____

* 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: _____

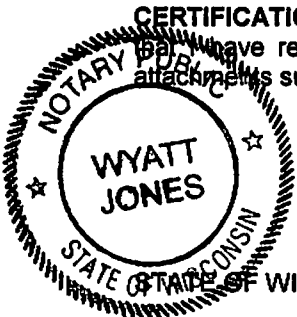
Check here if proposed operation or use will be green space: _____

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 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] 8-26-21
(signature) (date)
920-988-6746 indgorden@hotmail.com
(telephone) (email)

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

Personally appeared before me this 26th day of August, 2021, 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: 08/25/2023

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 3rd day of September, 2021.
Signed: [Signature] Planning Admin
Director of Planning & Development

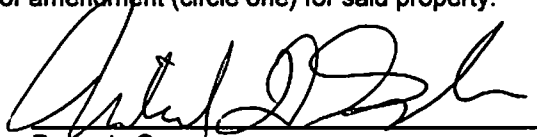
AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Michael D. Gorder, being duly
(owner of subject parcel(s) for Conditional Use)


sworn states:

1. That the undersigned is an adult resident of the City of Holmen,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
422 Main St; La Crosse, WI 54601
(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.

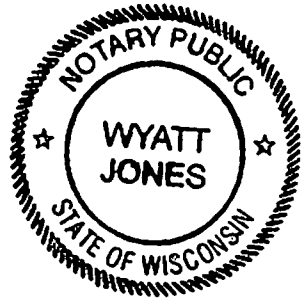


Property Owner

Subscribed and sworn to before me this 26th day of August, 2021.



Notary Public
My Commission expires 08/25/2023.



EVENTS on MAIN

422 Main St., La Crosse, WI.

September 2, 2021

La Crosse City Council:

I am writing to request your approval of my application for a Conditional Use Permit and Liquor License for a special events space located at 422 Main St., formerly Crossfire. It is our intention to use the space for special events such as but not limited to: concerts, comedy, luncheons, business meetings, weddings and charitable fundraisers.

A floorplan of the space is attached. The main entrance is located on Main St. with bathrooms in the upper right and serving area in the lower left. Stage occupies the middle of the room and is surrounded by general floorspace.

All events will be catered by outside food partners. We do not know exact demand for alcohol, however we do know the license and ability to offer alcoholic beverages is important to the marketability and demand for the space. We hope to average an event per month and grow to 2 events per month by spring 2023.

We appreciate your consideration, and we are willing to discuss the project and answer any questions you may have regarding this project. I can be reached on my cell phone at (608) 317-5353. Thanks again.

Sincerely,

Ryan R. Johnson

Enclosures

Legal Description

422 Main St; La Crosse, WI 54601

The Easterly 43 feet of the Westerly 87 feet of Lots 8, 9 and JO in Block 34, EXCEPT the Southerly JO feet thereof, in the Town of La Crosse, La Crosse County, Wisconsin.

TOGETHER WITH the right to use, in common with other entitled to the use thereof, for the purpose of ingress and egress from the public alley in Block 34 to the rear of the demised premises, that 10 foot strip of land extending from the public alley in Block 34 Easterly to 5th Avenue, EXCEPT the East 40 feet thereof, said strip being parallel with and immediately North of the Southerly line of lot 8 in said Block 34 and extending from said public alley to a point 40 feet West of the Westerly line of 5th Avenue, as set forth in Agreement recorded in Volume 77 of Deeds, page 109, as Document No. I 02108.

Events on Main

Confirmation of desire for Alcohol License

Events on Main, the Operating Company within 422 Main St; La Crosse, would like to confirm that we will be applying for a Liquor License.

EVENTS ON MAIN
 422 MAIN STREET
 LA CROSSE, WI

