

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

608 Brewing Company LLC Phil Humphrey 608-738-2457
2715 S. Cedar Ave, Helmen WI 54636

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

Giba Tyler
117 Larkspur Ln, Onalaska WI 54650

Architect (name and address), if applicable:

DBS Group
2700 National Drive, Suite 101, Onalaska WI 54650

Professional Engineer (name and address), if applicable:

NA

Contractor (name and address), if applicable:

DBS Group
2700 National Drive, Suite 101, Onalaska WI 54650

Address(es) of subject parcel(s): 83 Capeland Ave, La Crosse WI 54603

Tax Parcel Number(s): 17-20249-10

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

Lots 1 and 2 in Block 4 of Bemel's Industrial Addition to the
City of La Crosse, La Crosse County, Wisconsin.

Zoning District Classification: M-1-Light Industrial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 347(2)

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 X

Description of subject site and CURRENT use: Vacant, previously retail use
for the sale of flooring products.

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

Brewery/taproom for the manufacturing and
consumption of beer. Small like this:

Type of Structure proposed: Existing

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: 4

Number of current off-street parking spaces: 10

Number of proposed off-street parking spaces: 17±

*** 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.

Gina Tyler 1/5/2018
(signature) (date)

608-397-1302 GINATYLER1@HOTMAIL.COM
(telephone) (email)

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

192881 - HUMPHREY, PHILLIP
004447-0088 Rachel H... 01/05/2018 02:37PM
General Billing - 153607 - 2018
CITY OF LA CROSSE, WI

Personally appeared before me this 5th day of January, 2018, 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: 4/15/18

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 January, 2018.

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss

The undersigned, Gina Tyler, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

1. That the undersigned is an adult resident of the City of Onalaska,
State of WI.
2. That the undersigned is a/the legal owner of the property located at:
83 Copeland Ave LaCrosse WI
(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.

Gina Tyler
Property Owner

Subscribed and sworn to before me this 5th day of January, 2018.

[Signature]
Notary Public
My Commission expires 6/15/18.



1554832
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
08/03/2010 01:13PM
REC FEE: 30.00
TRANSFER FEE: 1125.00
EXEMPT #:
PAGES: 1

DOCUMENT NUMBER
WARRANTY DEED

Charles Evans and Marilyn Evans.

conveys and warrants to Katgin Center, LLC.

Return to:
Katgin Center, LLC
83 Copeland Ave
LaCrosse WI 54603

the following described real estate in La Crosse County, State of Wisconsin:

Tax Parcel No: 17-20249-010

Lots 1 and 2 in Block 4 of Bemel's Industrial Addition to the City of La Crosse, La Crosse County, Wisconsin.

This is not homestead property.

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein. General taxes for the year 2010.

Dated this 2nd day of August, 2010.

(SEAL) Charles Evans (SEAL)
* Charles Evans

(SEAL) Marilyn Evans (SEAL)
* Marilyn Evans

AUTHENTICATION
STATE OF WISCONSIN
NOTARY PUBLIC
DAWN FAHERTY
Signature(s) _____
authenticated this _____ day of _____, 2010

ACKNOWLEDGEMENT
STATE OF WISCONSIN }
Lacrosse COUNTY } SS
Personally came before me this 2nd day of August, 2010 the above named Charles Evans and Marilyn Evans

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not _____
authorized by 708.08, Wisconsin Statutes
Drafted by James T. Gull - La Crosse, WI

to me known to be the persons who executed the foregoing instrument and acknowledge the same.
Dawn Faherty
DAWN FAHERTY
Notary Public State of WISCONSIN
My commission expires: 4-10-2014

* Names of persons signing in any capacity should be typed or printed below their signatures