

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): (Robbi B. Wolff) That Foreign Place LLC
2133 Johnson St. Lacrosse WI 54601

Owner of site (name and address): RRT Holdings
319 main St. Suite 404 Lacrosse WI
54601

Architect (name and address), if applicable: Leonardo Silva
601 3rd St. S. Lacrosse WI 54601

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable: Daniel Moen
W5670 County Rd F Lacrosse WI 54601

Address of subject premises: ¹⁰⁷ 107 3rd St. S. Lacrosse WI 54601
Suite 102

Tax Parcel No.: 17-20017-20

Legal Description (must be a recordable legal description; see Requirements): The North 40 feet
of Lot 2 in Block 23 of the Town of Lacrosse, in the
City of Lacrosse, Lacrosse County, Wisconsin

Zoning District Classification: C2 - Commercial

A Conditional Use Permit is required per La Crosse Municipal Code sec. 115- 359

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):

The building is a commercial building with two apartments above. The space is approx 3000 square feet, of which we will occupy half. It is currently empty and not occupied.

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):

The proposed use of the space is a retail store with a wine bar and food.

Type of Structure (proposed): Commercial

Number of **current** employees, if applicable: 1

Number of **proposed** employees, if applicable: 8

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

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

* 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.

Check here if proposed operation or use will be a parking lot: _____

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

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.

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 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.

Robbi R Wolff 5-30-17
(signature) (date)
608-317-1250 robbi.r.wolff@gmail.com
(telephone) (email)

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

Personally appeared before me this 30th day of May, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

William Egan 300.00 Payment Amount:
Notary Public
My Commission Expires: 6/23/17
177165 - THAT FOREIGN PLACE
003734-0046 Crystal ... 05/30/2017 04:38PM
General Billing - 149093 - 2017
CITY OF LA CROSSE, WI

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

Review was made on the 30th day of May, 2017.

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

Conditional Use Permit

City of La Crosse

The location of the building is 109 3rd St S, La Crosse, WI 54601. It is a commercial building with two apartments above the space. The commercial space is currently empty and unoccupied.

The proposed development for the commercial space at 109 3rd St S includes a retail store and a wine bar. The retail store for the proposed location is That Foreign Place currently located on 4th St in downtown La Crosse. It has been open since December 2015. The project includes an expansion of the gift shop as well as adding a wine bar that offers Greek wine and Mediterranean food and coffee options. The estimated percentage of wine/beer/liquor will be approximately %35 of total goods sold in the location. The estimated percentage of gifts and packaged foods will be approximately %65 of total goods sold in the location. The combination of the retail store and wine bar will generate a minimum of 8 part and full time employees. The target market for the proposed development are the current and growing business workers in downtown and the many visitors to La Crosse every year. The development of the space with the combined retail shop and wine bar will give customers a unique shopping and eating experience in place and will be renamed Soula's Taverna and Gift Shop.

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Ryan P. Johnson, being duly sworn states:

1. That the undersigned is an adult resident of the City of Anaconda, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 107-109 3rd St. S., Calrossie, WI.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

[Signature]
Property Owner

Subscribed and sworn to before me this 25th day of May, 2017.

[Signature]
Notary Public
My Commission expires 6/23/17.





* 1 6 5 3 5 7 7 1 *

State Bar of Wisconsin Form 7-2003
TRUSTEE'S DEED

Document Number

Document Name

1653577

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON

03/23/2015 01:59PM

REC FEE: 30.00

TRANSFER FEE: 1050.00

EXEMPT #:

PAGES: 1

THIS DEED, made between Carl Schneider

as Trustee of Carl and Narcelle Schneider Trust dated June 18, 1997

("Grantor," whether one or more), and RRJ Holdings, L.L.C.
Wisconsin limited liability company

("Grantee," whether one or more).
Grantor conveys to Grantee, without warranty, 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 North 40 feet of Lot 2 in Block 23 of the Town of La Crosse, in the City of
La Crosse, La Crosse County, Wisconsin

Recording Area

Name and Return Address

RRJ Holdings, LLC
731 Shelly Lane
Onalaska, WI 54650

17-20017-20

Parcel Identification Number (PIN)

Dated March 16, 2015

Carl Schneider TRUSTEE (SEAL)

* Carl Schneider, trustee

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) Carl Schneider

authenticated on March 18, 2015

Kristine L. Gerke

* Kristine L. Gerke

TITLE: MEMBER STATE BAR OF WISCONSIN

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

THIS INSTRUMENT DRAFTED BY:

Attorney Kristine L. Gerke/Gerke Law Office
1283 County Road PH, Onalaska, WI 54650

ACKNOWLEDGMENT

STATE OF _____)

) ss.

_____ COUNTY)

Personally came before me on _____,
the above-named _____

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

*
Notary Public, State of _____

My commission (is permanent) (expires: _____)

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

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

TRUSTEE'S DEED

*Type name below signatures.

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FORM NO. 7-2003

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