

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

The Root Note LLC Corrie Brekke, ~~XXXXXXXXXX~~  
115 4th St S. La Crosse, WI 54601-3257

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

Corrie Brekke Root Coat LLC  
1215 Winnebago St La Crosse, WI 54601 113 4th St S  
La Crosse, WI 54601

Architect (name and address), if applicable:

Marcus Zettler, Zettler Design Studio LLC  
224 Van Ness St N. West Salem, WI 54669

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

Kris Fassler DBA Tip Top Drywall  
129 S. 4th St La Crosse, WI 54601

Address(es) of subject parcel(s): 115 4th St S. La Crosse, WI 54601

Tax Parcel Number(s): 17-20023-10

Legal Description (must be a recordable legal description; see Requirements): TOWN OF LA CROSSE  
PRF LOT 3 BLOCK 34 BEG W COR LOT 3 N26D53M34SE 40FT S64D14M31SE  
70.5 FT S26D44M58SW 40.01 FT N64D14M31SW 70.6 FT TO POB T/W ESMT  
NIN DOC NO 1716100

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 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: Site is currently under construction.  
I have attached the building plans drawn by my architect.  
The end result will be a cafe with live music, food and drinks, including but not limited to beer, wine + spirits

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

A small cafe with a stage for live music, a small kitchen, and a bar that will serve coffee, beer, wine + spirits.

Type of Structure proposed: Existing Brick Building

Number of current employees, if applicable: 3

Number of proposed employees, if applicable: 18

Number of current off-street parking spaces: 0

Number of proposed off-street parking spaces: 0

SEE ATTACHED For Recordable Legal Description

**\* 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.

\_\_\_\_\_  
(signature) 10/28/21  
(date)  
608-797-0654 the.root.note@gmail.com  
(telephone) (email)



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

Personally appeared before me this 28<sup>th</sup> day of October, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sondra Craig  
Notary Public  
My Commission Expires: 11/11/2025

**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 2<sup>nd</sup> day of November, 2021.

Signed: [Signature] Plan Admin  
Director of Planning & Development

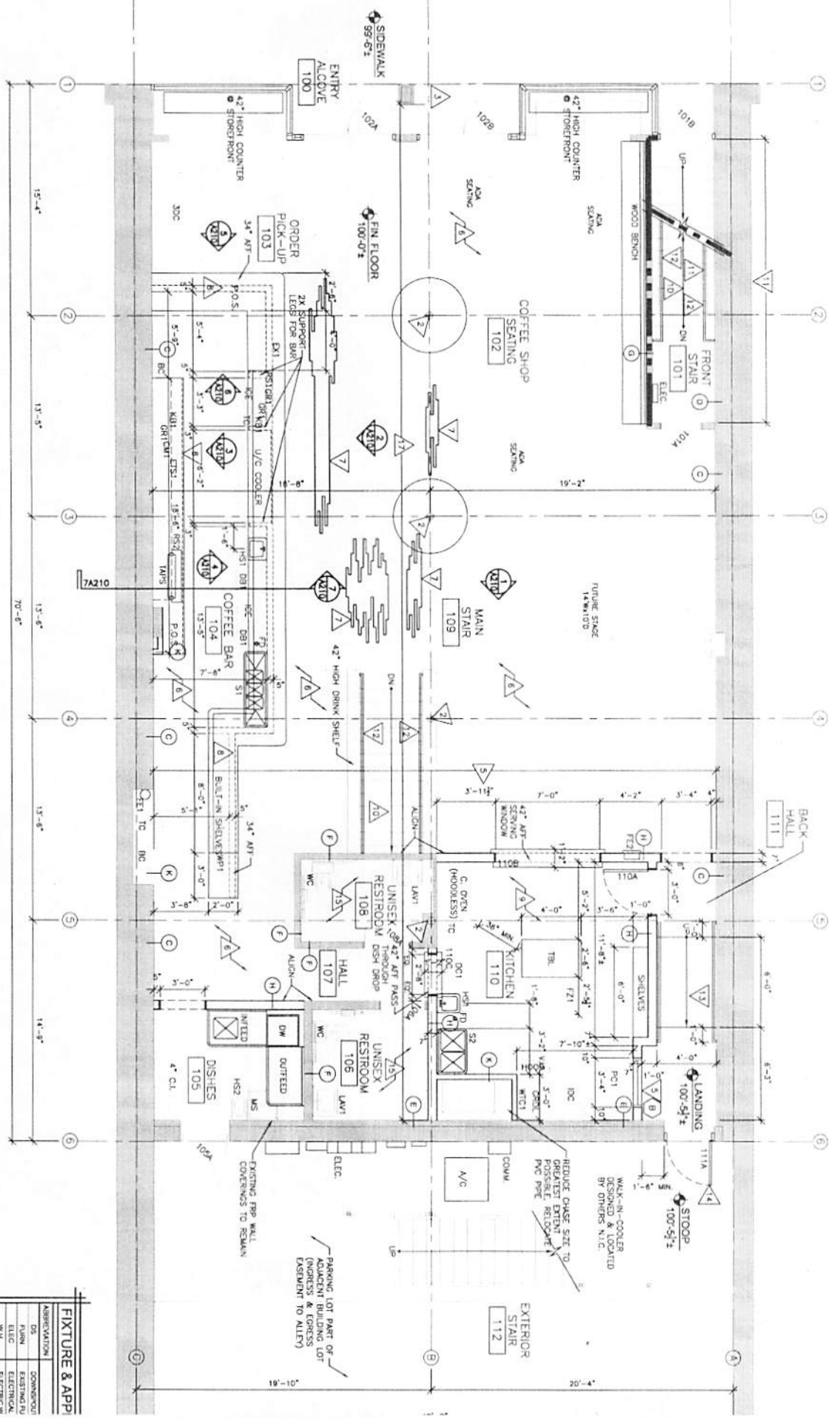
**Dear City Council Members,**

**I am writing to request a "Class B" liquor license for The Root Note LLC. The Root Note is a cafe, bar, and music venue located in downtown La Crosse on South 4th Street. Currently the Root Note is not operational because we are in the process of remodeling. I am planning to reopen in the first quarter of 2022. The sale of beer, wine, and spirits accounts for 20 percent of the sales at the Root Note, approximately \$95,000 annually. This is based on my operational costs prior to closing due to Covid-19. I am looking forward to providing La Crosse with a safe and lively gathering space once more.**

**Thank you for your consideration,  
Corrie Brekke**

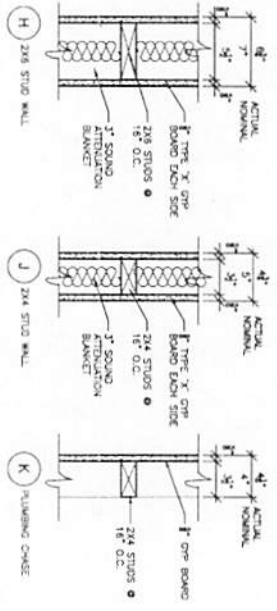
# FIRST FLOOR PLAN

1/8" = 1'-0"



## LEGEND:

- 1 HP FIRE RATED WALL w/ TOP OF
- 2 HP FIRE RATED WALL w/ TOP OF
- 3 WALL CLOSURE
- 4 F11 WALL MOUNTED
- 5 F12 CABINET MOUNTED
- 6 F13 EXTINGUISHER
- 7 F14 EXTINGUISHER



## FIXTURE & APP

ABBREVIATION	DESCRIPTION
DB	DOWNSPOUT
FURN	FURNITURE
ELEC	ELECTRICAL
WH	WATER HEATER
FD	FLOOR DRAIN
WC	WATER CLOSET
LAV	LAVATORY
ST	STAIR
2 BURN STK	2 BURNER STOVE
MS	MESH SCREEN
DN	DOWN
UP	UP
OUTLET	OUTLET
OUTLET	OUTLET
OUTLET	OUTLET
BEER TAP	BEER TAP
SNSE STAT	SENSOR STAT
WATER PUB	WATER PUBLIC
STAINLESS	STAINLESS
CEILING	CEILING
COFFEE MAK	COFFEE MAKER
ESPRESSO	ESPRESSO



ZETLER DESIGN STUDIO  
1229 MARKET STREET  
SAN FRANCISCO, CA 94102  
TEL: 415.774.0052  
WWW.ZETLERDESIGN.COM

PROJECT FOR THE ROOF NOTE  
MCELLAN BUILDING REHABILITATION  
1317 Folsom Street, Suite 200  
San Francisco, CA 94103  
PROJECT NUMBER: ZD-2008-003  
SHEETS TITLE: FIRST FLOOR PLAN & WALL TYPES

DESIGNED BY: M. ZETLER  
DATE: 11/08/2008  
BULLETIN #1 09-02-01

SHEET NO. A101R

**GENERAL NOTES**

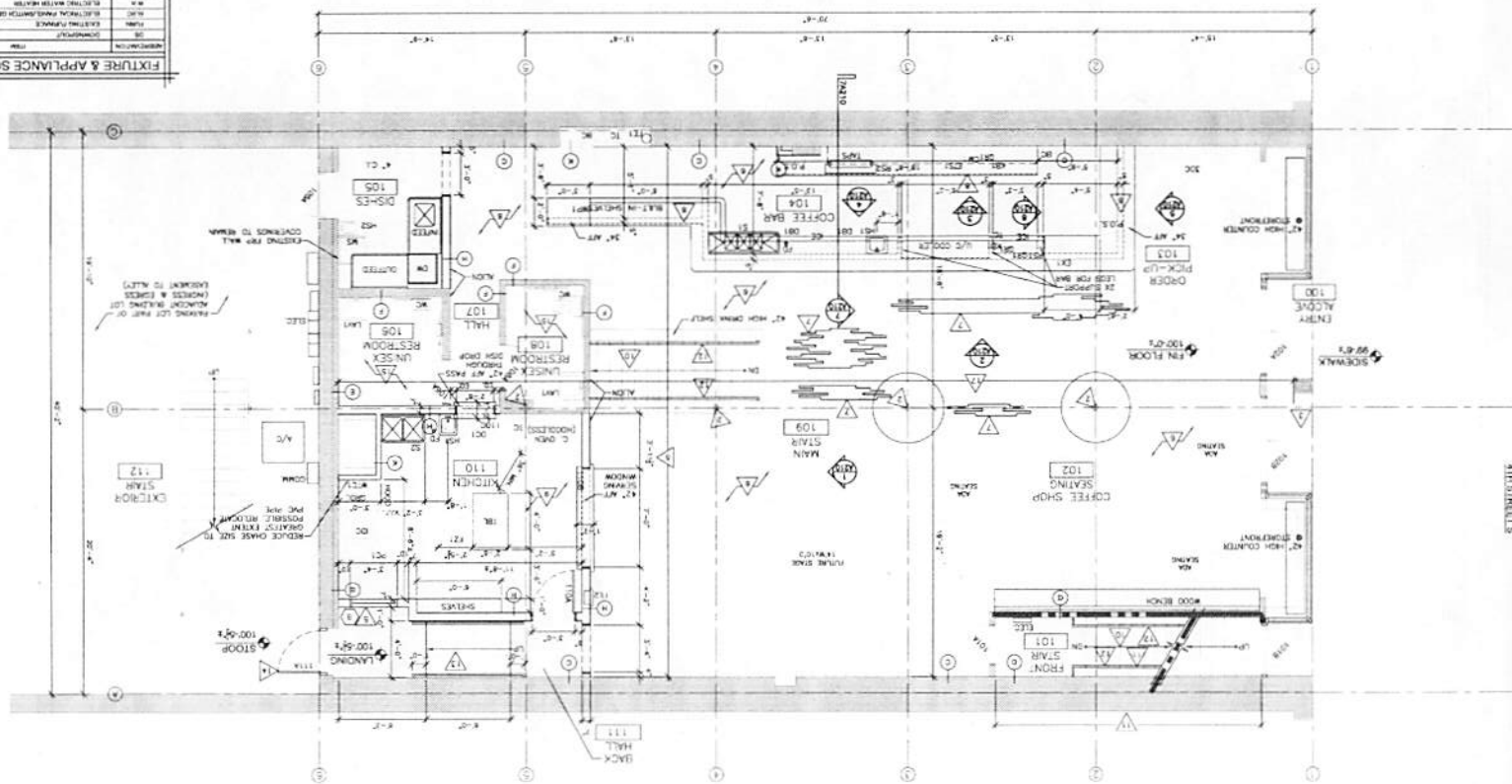
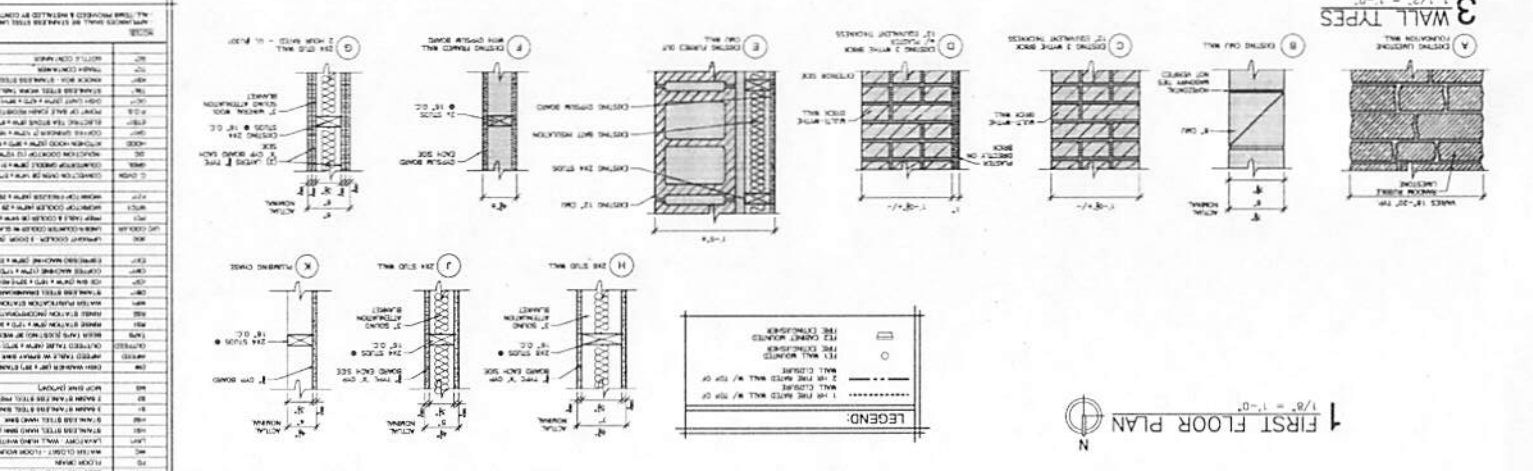
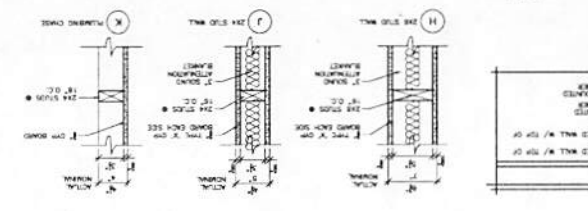
1. EXISTING WALLS SHALL BE CONTIGUOUS UNLESS OTHERWISE NOTED.
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3. ALL EXISTING WALLS SHALL BE CONFORMED WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE BOOK, CHAPTER 19.1, UNLESS OTHERWISE NOTED.
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5. ALL EXISTING WALLS SHALL BE CONFORMED WITH THE 2008 INTERNATIONAL RESIDENTIAL CODE BOOK, CHAPTER 19.1, UNLESS OTHERWISE NOTED.

**KEY NOTES**

1. NEW CHIMNEY - IN EXISTING WALL.
2. EXISTING FIRE RISER CHIMNEY TO REMAIN.
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**FIXTURE & APPLIANCE SCHEDULE**

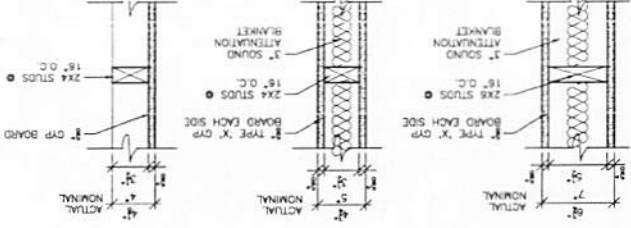
ITEM NO.	DESCRIPTION	MANUFACTURER / MODEL
101	STOVE	FRIGIDAIRE / F30401
102	DISHWASHER	FRIGIDAIRE / DD1500
103	REFrigerator	FRIGIDAIRE / R301A
104	BAth	FRIGIDAIRE / B301
105	WATER HEATER	FRIGIDAIRE / WH301
106	SHOWER	FRIGIDAIRE / SH301
107	TOILET	FRIGIDAIRE / TO301
108	SINK	FRIGIDAIRE / S301
109	MIRROR	FRIGIDAIRE / M301
110	TV	FRIGIDAIRE / TV301
111	VANITY	FRIGIDAIRE / V301
112	EXHAUST FAN	FRIGIDAIRE / EF301
113	DRYER	FRIGIDAIRE / D301
114	WASHER	FRIGIDAIRE / W301
115	STOVE	FRIGIDAIRE / F30401
116	DISHWASHER	FRIGIDAIRE / DD1500
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156	WASHER	FRIGIDAIRE / W301
157	STOVE	FRIGIDAIRE / F30401
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**3 WALL TYPES**

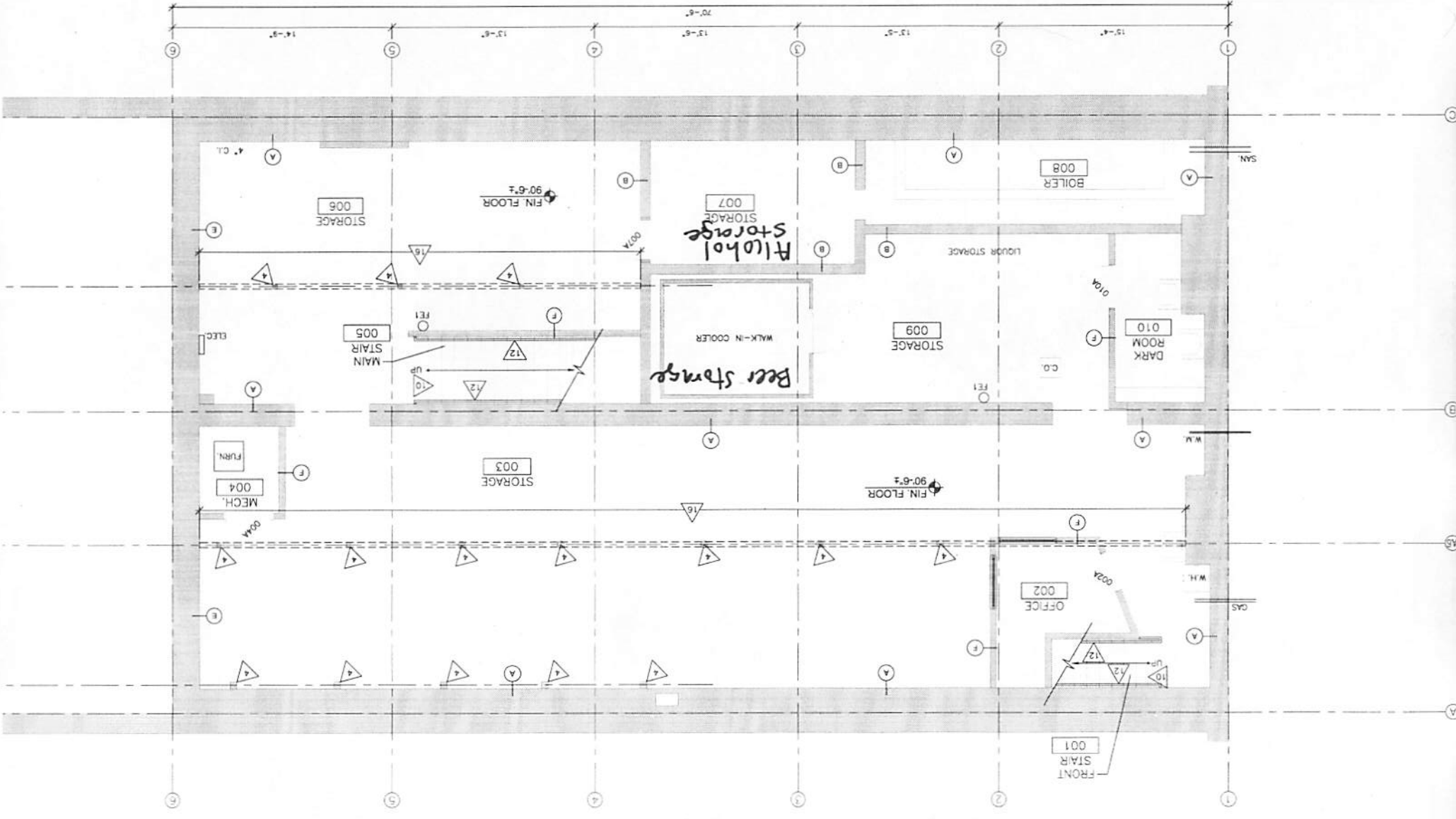
**1/8" = 1'-0" FIRST FLOOR PLAN**

FIXT
ABBRVIA
OS
FUR
ELE
WH
F.D
WC
LAV



This is the basement where Alcohol is ~~not~~ stored, this entire basement is an "employee only" space and will not be open to public.

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



DOCUMENT NO.

RETURN ADDRESS: Kevin J. Roop  
Hale, Skemp, Hanson, Skemp & Steik  
505 King Street, Suite 300  
La Crosse, WI 54601

**LAND CONTRACT**

This Space Reserved for Recording

**THIS LAND CONTRACT ("CONTRACT"), is by and between 2nd & Main, LLC, a Wisconsin limited liability company ("VENDOR", whether one or more) and Boot Coat, LLC, a Wisconsin limited liability company, ("PURCHASER", whether one or more). VENDOR sells and agrees to convey to PURCHASER, upon the prompt and full performance of this CONTRACT by PURCHASER, the property described below, together with the rents, profits, fixtures and other appurtenant interests (all called the "PREMISES").**

**1. DESCRIPTION OF PREMISES. (The PREMISES are not the homestead of VENDOR.)**

Tax Parcel No. 17-20023-010.

That part of Lot 3, Block 34, Original Plat of the Town of La Crosse, located in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the West corner of said Lot 3, thence N 26°53'34" E 40 feet; thence S 64°14'31" E 70.50 feet; thence S 26°44'58" W 40.01 feet; thence N 64°14'31" W 70.60 feet to the point of beginning. Subject to easements of record.

113-115-117 4th Street South, La Crosse, Wisconsin 54601

This is not homestead property.

**2. PURCHASE PRICE; PAYMENTS.**

**A. Purchase Price; Time and Place of Payments.** PURCHASER agrees to purchase the PREMISES and to pay to VENDOR at 1243 Badger Street, La Crosse, Wisconsin 54601, the sum of Two Hundred Eighty-three Thousand Dollars (\$283,000.00). Five Thousand Dollars (\$5,000.00) shall be paid by PURCHASER to VENDOR on the date of this CONTRACT. The balance outstanding shall bear interest from date hereof on the balance outstanding from time to time at the rate of five and one half percent (5.5%) per annum until paid in full, as follows:

(1) Thirty-five (35) equal successive monthly installments of principal and interest in the amount of Two Thousand Two Hundred Seventy-one and 49/100 Dollars (\$2,271.49) per