April 7, 2016

City of La Crosse
Planning and Development Department
400 La Crosse Street
La Crosse, WI 54601

RE: APPLICATION FOR A CONDITIONAL USE PERMIT

Dear Planning and Development Department,

Please accept our application for a Conditional Use Permit for 300 Third Street South in the old Hooter's space for a casual fine dining restaurant and bar. We're estimating a food/ alcohol ration of 70/30. The total size of the premises is 7,376 square feet.

Bar	19 seats
Main Dining Room	85 seats

(An additional small dining room has a capacity 48 although it won't be opened until a later date when systems are running smooth)

EXPERIENCE

Working for D'Amico & Partners in the Minneapolis and Naples restaurant scenes for 20+ years, Joan Ferris and Jay Sparks have developed a well-known reputation for quality and a long history of success —opening many locally and nationally acclaimed, award-winning restaurants including most recently: Café and Bar Lurcat (2 locations), Campiello (2 locations), Masa and Parma 8200.

After two decades of collaboration with the highly-respected D'Amico brand, opening 10 locations in two states, Joan and Jay are excited to embark on a new adventure and fulfill a lifelong dream of opening their own restaurant.

JAY SPARKS
Executive Chef, D'Amico & Partners | 1995 - 2014 Operating Chef, D'Amico Cucina, Azur | 1989 - 1995

For nearly 20 years, Jay served as Executive Chef for the full-service restaurant division of D'Amico & Partners. In this capacity he oversaw and provided culinary direction for seven kitchens, including Masa, D'Amico Kitchen, Parma 8200, Campiello, and Café and Bar Lurcat. In addition, Jay was in charge of running monthly profit and loss meetings with all chefs and managers as well as setting annual budgets and overseeing wine and liquor. Sparks was the vital creative culinary force for D'Amico & Partners and one of the most influential chefs on the Twin Cities restaurant scene

JOAN FERRIS
Managing Director, D'Amico & Partners | 2008 - 2014 General Manager, Corporate Recruiting & Training Manager and Director of Communication & Special Projects | 1991 - 2008

In 1991, Joan joined the D'Amico family of restaurants as the General Manager of the highly acclaimed French Mediterranean restaurant, Azur, and ascended through the ranks in a diverse array of corporate management positions. In 2008, Joan was promoted to the position of Managing Director to directly oversee all full service General Managers (7) and front of house operations with an emphasis on employee issues, cost control, labor costs, guest service, marketing, promotions, social media and branding. Joan was also responsible for all new restaurant openings, including recruiting and training the entire front of house staff, opening budgets, opening orders, contacting vendors, dining room layout, setting up new accounts, phone and music systems, organizing and rolling out test meals and grand openings.

All kind regards,

Joan Ferris and Jay Sparks

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): JOHN FERRIS AND JERRY SPARKS
Joan + Jay LLC
500 EAST GRANT ST. #2302
MINNEAPOLIS, MN 55404

Owner of site (name and address): Building
FORTNEY Fortney and FORTNEY LLP.
P.O. Box 1621
LACROSSE, WIS 608.784-1225 x 0

Architect (name and address), if applicable: SHEA ARCHITECTS
10 SOUTH 8TH STREET
MINNEAPOLIS, MN 55402

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable: BORTON IS ONE OF THE CONTRACTORS BIDDING.
Borton Construction
2 Copeland Ave, Ste. 201
La Crosse, WI 54603
THE OTHER IS STILL UNDECIDED

Address of subject premises: 300 Third St. South
LACROSSE, WIS 54601

Tax Parcel No.: 17-20028-010

Legal Description: Lot 10 in Block 8 of C. & F.S. Dunn, J.L. Dousman and Peter Cameron's Addition to the town, now City of LaCrosse, LaCrosse County, Wisconsin

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 X 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):
current use "former" Hooters Bar & Grill

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):
Restaurant.

Type of Structure (**proposed**): Interior Remodel, Request - Liquor, Beer, Wine License

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

Number of **proposed** employees, if applicable: 37

CITY OF LA CROSSE, WI
General Billing - 135426 - 2016
002725-0003 Amber W. 04/08/2016 08:57AM
184322 - FERRIS, JOHN & SPARKS, JERRY

Payment Amount: 300.00

Number of **current** off-street parking spaces: Downtown unlimited

Number of **proposed** off-street parking spaces: Downtown unlimited

N/A 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.

N/A 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.**

N/A I hereby certify under oath the **current** value of the structure(s) to be demolished or moved is $_____.

N/A 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 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.

J Palen 3-29-16 _____ 3-29-16
(signature) (date)

612 801-2556 _____ joanferris@outlook.com
(telephone) (email)

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

Personally appeared before me this 29 day of March, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

ALETHEA MCCABE
Notary Public
State of Minnesota
My Commission Expires
January 31, 2017

_____
Notary Public
My Commission Expires: January 31, 2017

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

Review was made on the 7th day of April, 2016.

Signed: _____.
Director of Planning & Development
on behalf of Jason Gilman

AFFIDAVIT

STATE OF Wisconsin)
) ss
COUNTY OF LaCrosse)

The undersigned, MARC R. FORTNEY, being duly sworn states:

1. That the undersigned is an adult resident of the City of LACROSSE, State of WISCONSIN.

2. That the undersigned is (one of the) legal owner(s) of the property located at 300 THIRD ST. SOUTH.

3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

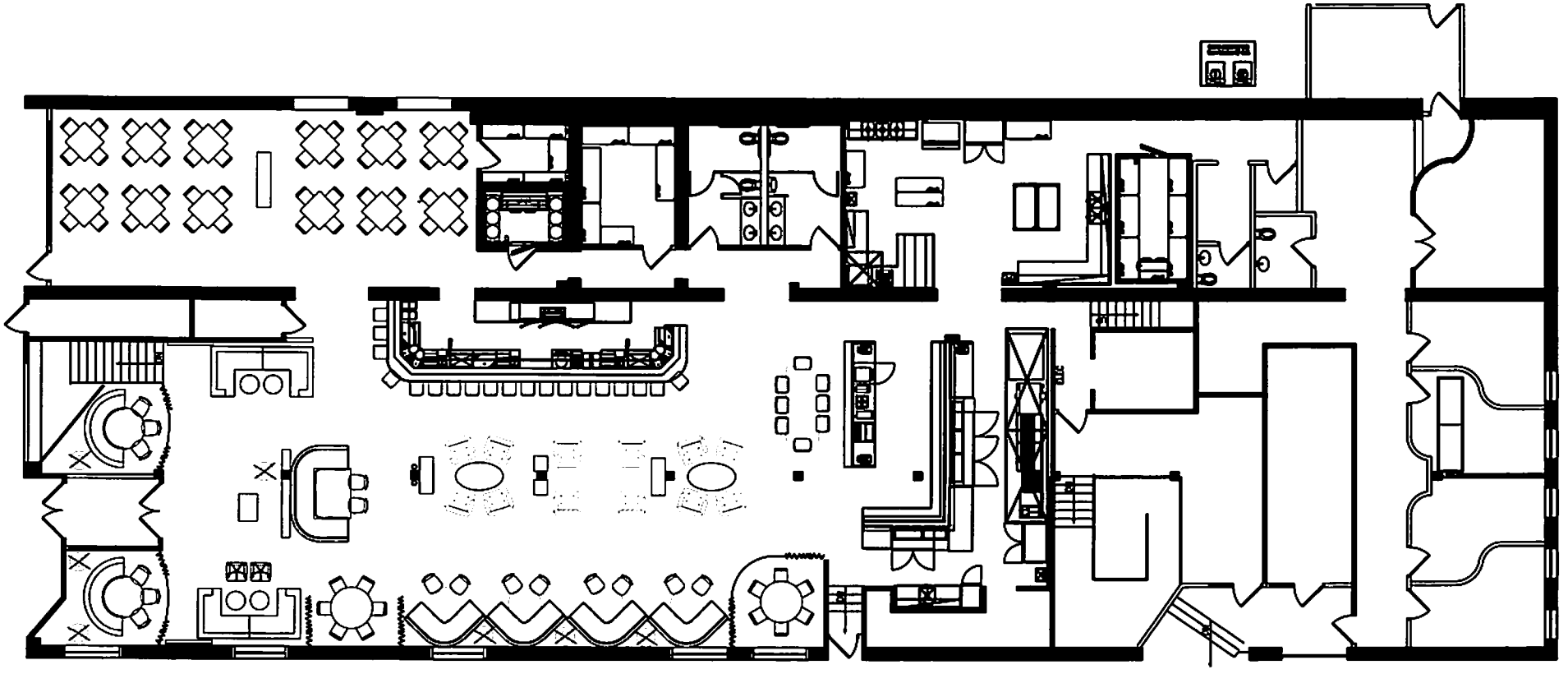
Property Owner

Subscribed and sworn to before me this 28th day of March, 2016.

Mary Lin Wershofen
Notary Public
My Commission expires 9-17-2019.

MARY LIN WERSHOFEN
NOTARY
PUBLIC
STATE OF WISCONSIN

FLOOR PLAN

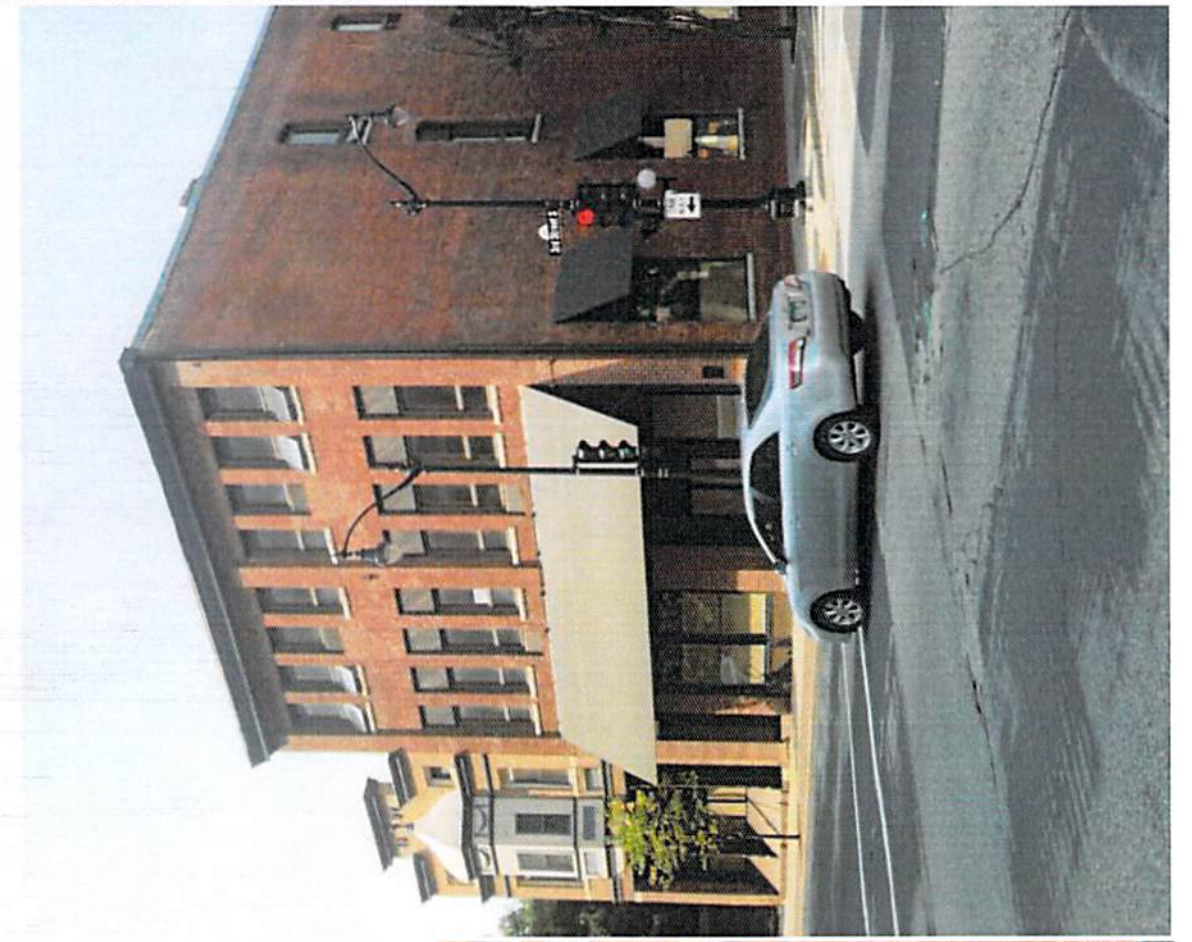


SEAT COUNT	
DINING:	85
PDR:	48
TOTAL:	133

ELEC

MATERIALS

300 3rd St South – Street View



300 3RD ST S LA CROSSE

Parcel:	17-20028-10
Internal ID:	27952
Municipality:	City of La Crosse
Record Status:	Current
On Current Tax Roll:	Yes
Total Acreage:	0.240
Township:	15
Range:	07
Section:	06
Qtr:	NE-NE

Abbreviated Legal Description:

C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION LOT 10 BLOCK 8 SUBJ TO ESMT LOT SZ: 60 X 171

Property Addresses:

Street Address	City(Postal)
300 3RD ST S	LA CROSSE
302 3RD ST S	LA CROSSE
304 3RD ST S	LA CROSSE
222 JAY ST	LA CROSSE
222 JAY ST	LA CROSSE
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Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
FORTNEY FORTNEY & FORTNEY LLP	Owner	PO BOX 1621	LA CROSSE	WI	54602-1621

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
0031	La Crosse TIF 11	N

Additional Information:

Code	Description	Taxation District
2012+ VOTING SUPERVISOR	2012+ Supervisor District 6	
2012 + VOTING WARDS	2012+ Ward 7	
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601	
Use	RETAIL	

Lottery Tax Information:

Lottery Credits Claimed:	0
Lottery Credit Application Date:	

Tax Information:

Billing Information:

Bill Number: 3945

Billed To: FORTNEY FORTNEY & FORTNEY LLP
PO BOX 1621

LA CROSSE WI 54602-1621

Total Tax: 29550.86

Payments Sch.

1-31-2016	8292.08
3-31-2016	7086.26
5-31-2016	7086.26
7-31-2016	7086.26

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.937156002
Assessed:	104600	871300	975900	Mill Rate	0.029127370
Fair Market:	111600	929700	1041300	School Credit:	2034.93

Taxing Jurisdiction:	2014 Net Tax	2015 Net Tax	% of Change
STATE OF WISCONSIN	$ 172.8000	$ 176.7000	2.3000
La Crosse County	$ 3748.5600	$ 3822.3000	2.0000
Local Municipality	$ 11943.6200	$ 11942.0800	0.0000
LA CROSSE SCHOOL	$ 10850.2300	$ 10841.8500	-0.1000
WTC	$ 1621.8300	$ 1642.4700	1.3000

Credits:	
First Dollar Credit:	80.38
Lottery Credit:	0.00
Additional Charges:	
Special Assessment:	1205.84
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00
Grand Total:	29550.86

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	1/29/2016	490536	0	$ 8292.08	1/2016
			Totals:	$ 8292.08	

Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2015	0.240	104600	871300	975900	4/17/2006

Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
574	348	857183	5/12/1976	FINAL JUDGMENT
589	298	0	11/5/1999	
646	117	908033	6/25/1980	WD PRIOR 9-1-81
749	793	970868	12/30/1985	Land Contract
753	432	972909	3/5/1986	Warranty Deed
1398	538	1259116	9/18/2000	Warranty Deed

Outstanding Taxes

Tax Yr.	Bill #	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2015	3945	$29,550.86	$8,292.08	$0.00	$0.00	$21,258.78

Permits Information:

Municipality: City of La Crosse
Property Address: 300 3RD ST S

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity

History Information:

Parent Parcel(s)

There are no parent parcels for this property.

Child Parcel(s)

There are no child parcels for this property.