

Honorable Mayor and Members of the Common Council

July 1, 2016

City of La Crosse, Wisconsin

Dear Mayor and Council Members;

Generous Earth Pottery, LLC d/b/a Creative Canvas at 313-315 Pearl Street La Crosse, WI is requesting a Conditional Use Permit in order to obtain a Class B Beer and Liquor License. Our intent is to offer alcoholic beverages for sale in accordance with Wisconsin Statute 125.07 3A.

The majority of our sales (80%) will derive from instructional canvas and board painting classes, along with retail items for sale. We would like to offer wine and beer as an amenity to our guests attending these classes.

We currently have a Class B Beer and Liquor license for Creative Canvas at 309 Pearl Street and will surrender that license once we obtain another and move into our new larger space. We will also apply for a Tavern license as we have now so to be able to offer prepackaged snacks.

Hours of operation will be:

Monday through Saturday 11 am to 9 pm, Sunday 11 am to 7 pm and periodically close for private parties.

As an introduction to our business, Generous Earth Pottery opened in La Crosse in 2009. We occupy 3 store fronts in La Crosse under the following d/b/a's: Generous Earth Pottery 321 Main Street, All Glazed Up! 205 Pearl Street, Creative Canvas 309 Pearl Street. Additionally, we own and operate Art Rageous Art Center in Holmen, WI.

GEP, LLC employs 22 excellent individuals. We pay well above the minimum wage requirements to obtain quality people committed to excellent customer service. La Crosse has been very good to us and we in turn conduct ourselves with the core values of good business and personal stewardship.

We are available for any questions you may have and thank you for your consideration.

Cordially,



Karen Bressi



James Bressi

Owners Generous Earth Pottery, LLC

7.1.16

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Generous Earth Pottery, LLC

331 Main Street LaCrosse, WI

54601

Owner of site (name and address):

Fortney, Fortney & Fortney LLP

308 Third Street South LaCrosse WI

54601

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises:

313 Pearl Street

LaCrosse, WI 54601

Tax Parcel No.:

17-20017-90

Legal Description:

Town of LaCrosse

E 31.95 FT OF S 20 FT Lot 4 &

E 31.95 FT Lot 5 Block 23

Zoning District Classification:

Conditional Use Permit Required per La Crosse Municipal Code sec. 115-
(If the use is defined in 115-347(6)(c)(1) or (2), see "" below.)

359

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):

Vacant Retail Space

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):

Painting Studio w/ Bar

Type of Structure (proposed):

Number of current employees, if applicable:

2

Number of proposed employees, if applicable:

4

12/20/2016 12:57 PM

002953-0156 Crystal H 07/01/2016 12:57 PM

176642 - GENEROUS EARTH POTTERY LLC

CITY OF LA CROSSE, WI
General Billing - 139368 - 2016
002953-0156 Crystal H 07/01/2016 12:57 PM
176642 - GENEROUS EARTH POTTERY LLC

Payment Amount: 300.00

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002953-0156 Crystal H 07/01/2016 12:57 PM
176642 - GENEROUS EARTH POTTERY LLC
Payment Amount: 300.00

Number of **current** off-street parking spaces: 2

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

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.

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.**

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 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 hereo are true and correct to the best of my knowledge and belief.

[Signature] (signature) 7/1/16 (date)

608-754-1225x0 (telephone)

M.FORTNEY@FOOTLOCKCOMPANIES.COM (email)



STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss.

Personally appeared before me this 1st day of July, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Mary Lin Wershofen
Notary Public
My Commission Expires: 9-17-2019

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

Review was made on the 1st day of July, 2016.

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

(1 of 4)

Tax Parcels: 17-20017-90

OWNER NAME
**FORTNEY FORTNEY & FORTNEY
LLP**

[Click for County Land Records](#)

PROPERTY ADDRESS
**315 PEARL ST
LA CROSSE**

MAILING ADDRESS

**PO BOX 1621
LA CROSSE WI 54602-1621**

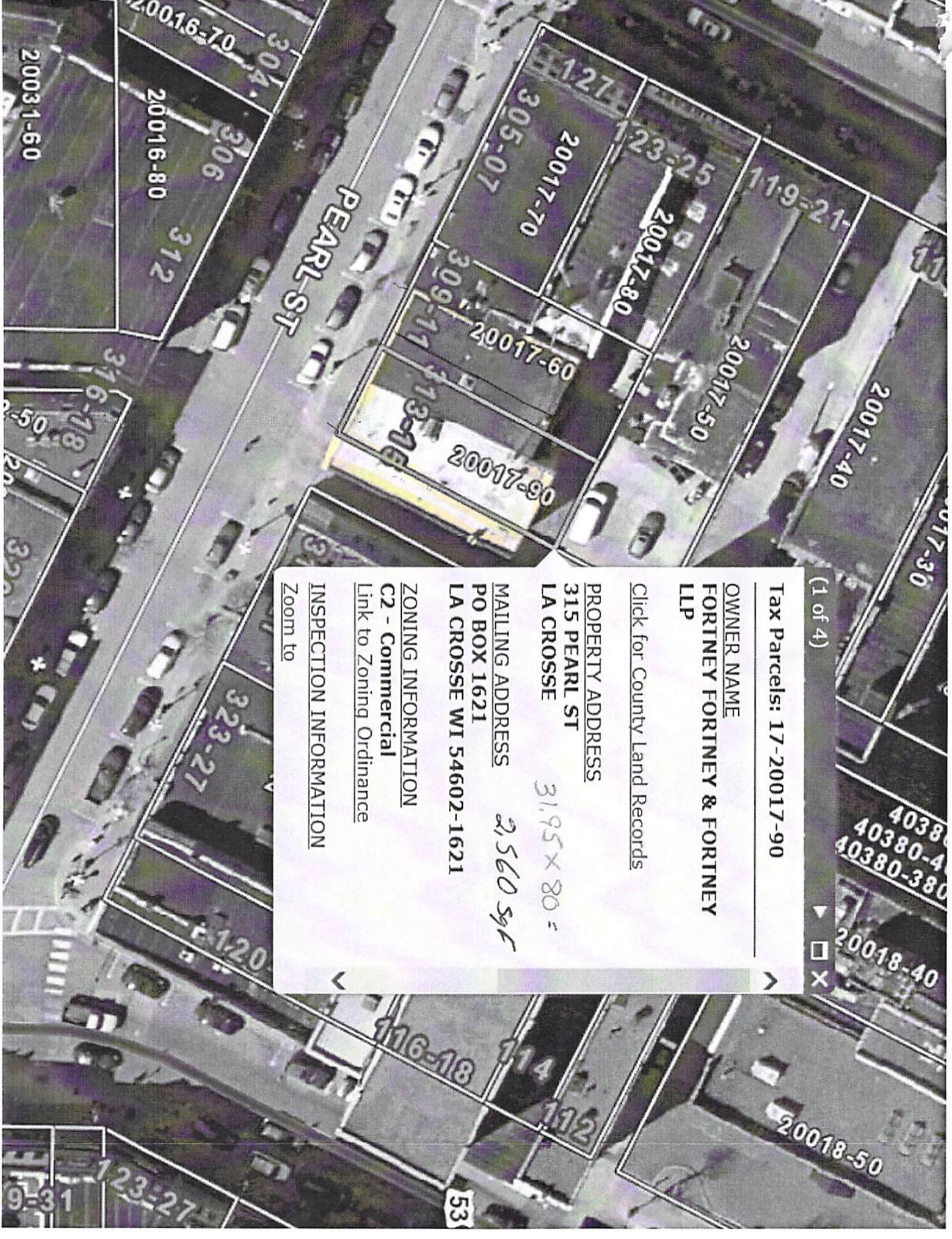
2,560 sqft

ZONING INFORMATION

C2 - Commercial
[Link to Zoning Ordinance](#)

INSPECTION INFORMATION

Zoom to



313-315

Pearl St

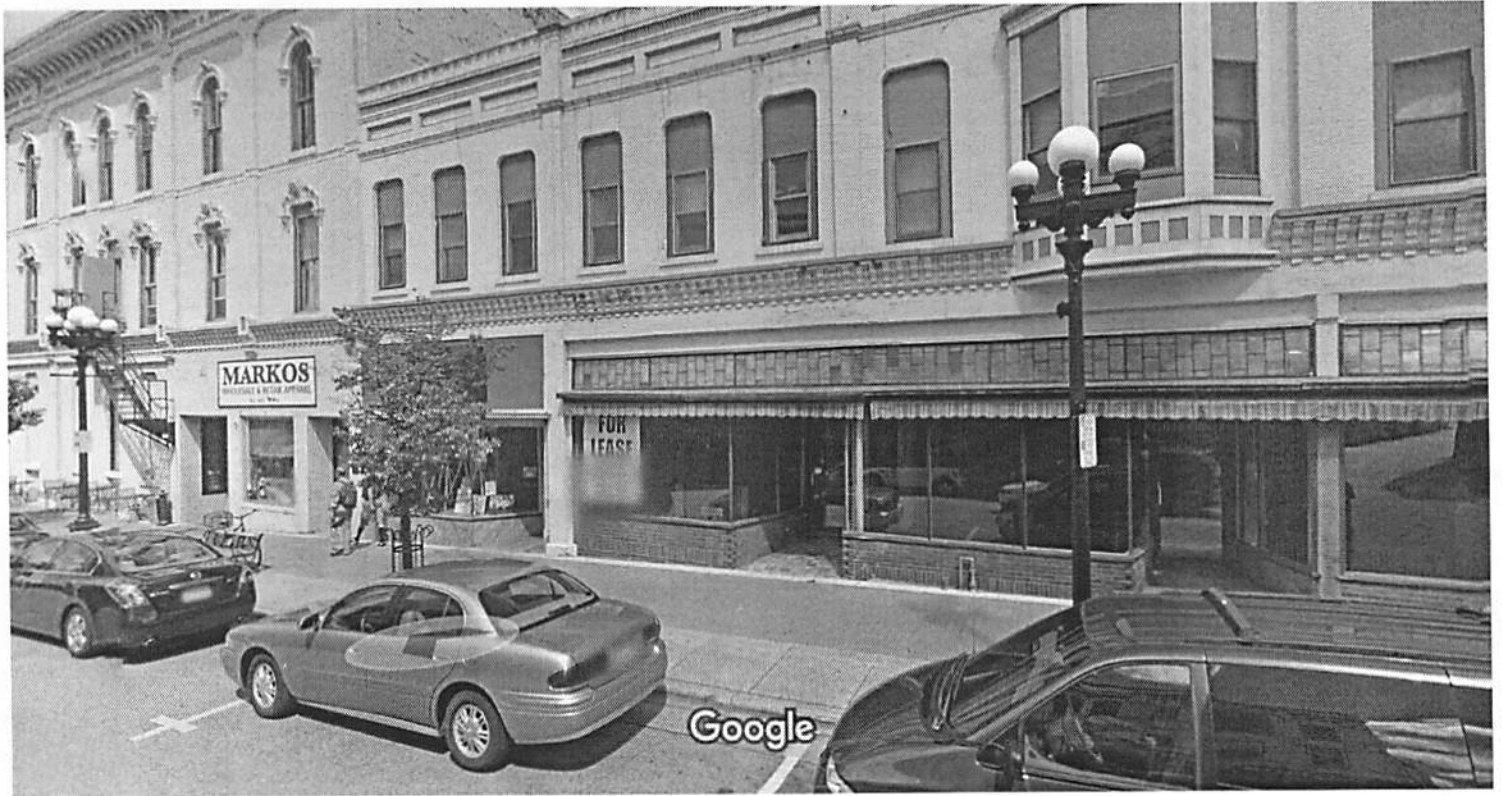


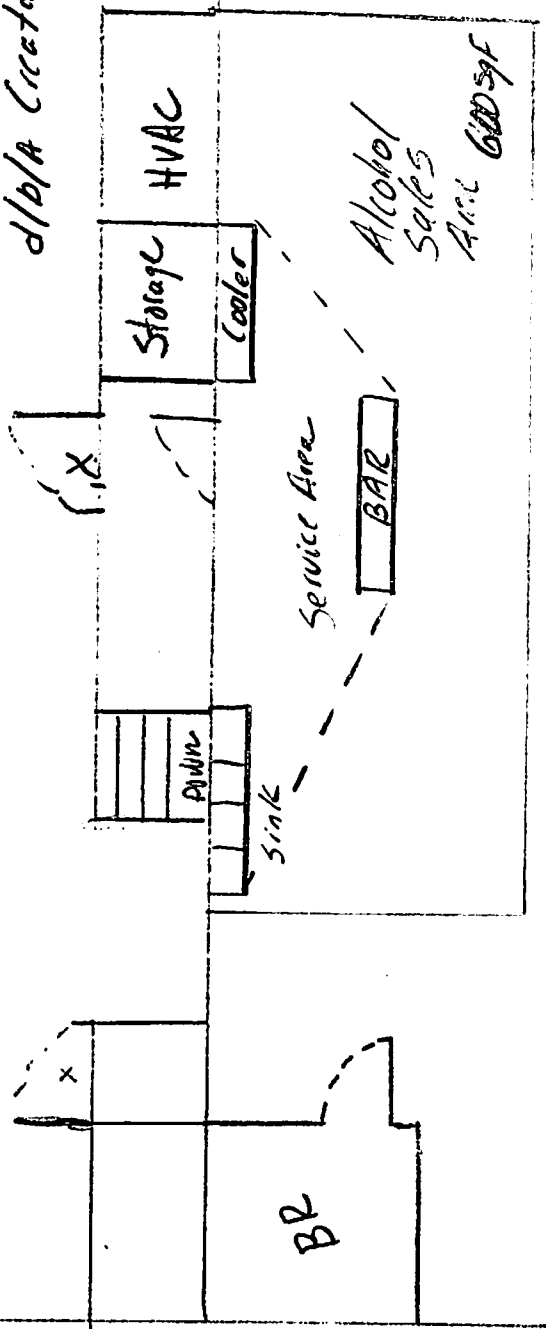
Image capture: Aug 2015 © 2016 Google

La Crosse, Wisconsin

Street View - Aug 2015



GENUINE EARTH POTTERY LLC
d/b/a Creative Concessions & Board



Studio Areas
1960 sq ft
Paint Studio

Flex Area

Board Studio

Reception

313 & 315
Pearl Street