

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Grounded Coffee, LLC (dba Apothik Eatery + Food Truck)
411 3rd St S., La Crosse, WI 54601

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

Airam Group, LLC
2102 31st St S. La Crosse, WI 54601

Architect (name and address), if applicable:

NA

Professional Engineer (name and address), if applicable:

NA

Contractor (name and address), if applicable:

NA

Address(es) of subject parcel(s): 411 3rd ST S, La Crosse, WI 54601

Tax Parcel Number(s): 17-20029-20

Legal Description (must be a recordable legal description; see Requirements): The West 100 feet of the South 20 feet of lot 2 in Block 10, C. & F. J. Dunn, H.L. Donsman and Peter Cameron's Addition to the Town of La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin

Zoning District Classification: Commercial

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 359(b)(3)
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

Description of subject site and **CURRENT** use: Restaurant

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):
Restaurant - no remodeling required

Type of Structure proposed: NA

Number of **current** employees, if applicable: 10

Number of **proposed** employees, if applicable: 14

Number of **current** off-street parking spaces: none

Number of **proposed** off-street parking spaces: none

*** 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.

Maria Morbey (signature) 5/16/22 (date)
715-418-1199 (telephone) Maria@eatapothik.com (email)

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

Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

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 _____ day of _____, 20_____.

Signed: _____
Director of Planning & Development

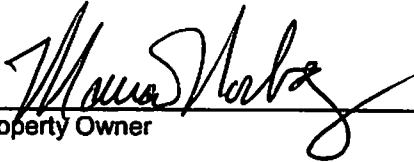
AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Maria Norberg, Airam Group LLC, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

- 1. That the undersigned is an adult resident of the City of La Crosse,
State of Wisconsin.
- 2. That the undersigned is a/the legal owner of the property located at:
411 3rd ST S, La Crosse, WI 54601
(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.



Property Owner

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public
My Commission expires _____.

City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

STATE OF WISCONSIN
 2021 Real Estate Tax Bill
 La Crosse County
 City of La Crosse

2021 Real Estate Tax
 Bill Number 3922



Correspondence should refer to Tax Parcel 17-20029-20

IMPORTANT: See reverse side for important information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

3922 17-20029-20 2852 496 1 of 2
 AIRAM GROUP LLC
 2102 31ST ST S
 LA CROSSE WI 54601

06-15 N-07 Acres 0.053
 C & F J DUNN, H L DOUSMAN &
 PETER CAMERONS ADDITION S 20
 FT OF W 100FT LOT 2 BLOCK 10
 LOT SZ: 20X100
 411 3RD ST S

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value		
37,800	117,700	155,500	0	0.840264097	Rate (Does NOT reflect credit) 0.026067066		
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	A Star in this box means unpaid prior year taxes		
45,000	140,100	185,100	0	273.04			
		2020	2021	2020	2021	% Tax Change	Net Property Tax
Taxing Jurisdiction		Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	Net Tax	Net Tax		
STATE OF WISCONSIN		0	0	0.00	0.00	0.00	Prk Dist 288.64
La Crosse County		2,067,428	2,063,290	546.43	558.62	2.20	
Local Municipality		13,079,005	13,359,576	1,538.34	1,684.96	9.50	
LA CROSSE SCHOOL		34,257,824	35,354,553	1,389.72	1,574.51	13.30	
WTC		3,811,393	4,062,575	233.50	235.35	0.80	
		Total		3,707.99	4,053.44	9.30	
		First Dollar Credit		70.86	74.88	5.70	TOTAL DUE FOR FULL PAYMENT
		Lottery Credit		0.00	0.00	0.00	
		Net Property Tax		3,637.13	3,978.56	9.40	Pay by 1/31/2022 \$4,267.20

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
LACROSSESCHOOLR F4643	3,188,567	127.21	2024

On or prior to 7/31/2022
 Make Check Payable to:
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

Or Installment Options	
DUE DATE	AMOUNT
1/31/2022	1,283.28
3/31/2022	994.64
5/31/2022	994.64
7/31/2022	994.64

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty. Failure to pay on time. See reverse.

To receive receipt, enclose a self-addressed stamped envelope.
 All payments can be seen at www.lacrossecounty.org

REMIT THIS WITH PAYMENT

2021 Real Estate Tax Bill Number 3922
 Correspondence should refer to Tax Parcel 17-20029-20

To: City Hall
 La Crosse City Treasurer
 PO Box 2408
 La Crosse WI 54602-2408

**To pay in person, check hours of operation @ www.cityoflacrosse.org/treasurer

City of LaCrosse
 411 3RD ST S
 06-15 N-07 Acres 0.053
 C & F J DUNN, H L DOUSMAN &
 PETER CAMERONS ADDITION S 20
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AMOUNT ENCLOSED

AIRAM GROUP LLC
 2102 31ST ST S
 LA CROSSE WI 54601



017020029020



APOTHIK

EATERY & ELIXIRS

To whom it may concern,

I am applying on behalf of Grounded Coffee LLC (dba Apothik Eatery + Food Truck) for a Class "B" Beer and Liquor License for my restaurant, located at 411 3rd Street South, La Crosse, WI. I have operated Apothik out of this location since the fall of 2019 and we currently hold a "Class C" Wine and "Class B" Beer license. We would like to expand our offerings by serving craft cocktails made with locally sourced ingredients and spirits distilled in the Midwest. Currently, our alcohol sales are less than 15% of our total sales, but with a Class "B" Beer and Liquor license, we believe that percentage will be closer to 40% of our total sales.

By expanding our offerings, we can meet a need for our customers and create a product that fits within our core values – locally sourced, unique, and high quality. This addition to our product offerings would also create additional jobs within the restaurant, and the added sales would clearly have a positive impact to the net tax revenues for the City of La Crosse.

Our location had previously been a bar, so we do not require remodeling or renovation to implement this license. We will utilize existing coolers and storage space, which are pictured in the attached Exhibits.

Thank you for your consideration.

Regards,

Maria Norberg
Owner



411 3rd Street South
La Crosse, WI 54601
608.298.3850

Bathrooms

Server Stand

Wooden Shelf
3 tier for wine

Wooden Shelf - 3 tier
will be used for storing liquor

Bar cooler

Cabinets built
in for additional
liquor + wine
storage

Additional bar
cooler

Tap System
tower

Kitchen and
Back Entrance

Booth Seating

Apothik Eatery ~ Floor Plan

Basement

Main Entrance

*Not to scale

3rd Street