

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

James Harty
1030 5th Ave S.
LaCrosse WI 54601

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

Dennis Cole
4106 Hammersmith Dr, Clearmont Fl 34711 WF

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): 2711 ⁻²⁷⁰⁹ South Ave. LaCrosse WI 1412 Townsend St

Tax Parcel Number(s): 17-50036-120

Legal Description (must be a recordable legal description; see Requirements): SEE ATTACHED

Zoning District Classification: C1-Local Business

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 347(2)

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: vacant

Tim ask

Payment Amount: 450.00

199849 - HARTJE, JAMES

007655-0020 Katie Ko. 12/05/2019 04:33PM

General Billing - 169282 - 2019

CITY OF LA CROSSE, WI

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

Home brewing supply sales and winery

Type of Structure **proposed**:

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

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

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.

[Signature] 12-5-19
(signature) (date)
601-397-6437 Jhartje 42@gmail.com
(telephone) (email)

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

Personally appeared before me this 5 day of December, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

ASHLEY MARSHALL
Notary Public
State of Wisconsin

Ashley Marshall
Notary Public
My Commission Expires: 12-5-22

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 5th day of December, 2019.

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

AFFIDAVIT OF OWNER

STATE OF WI)
COUNTY OF Lacrosse) ss

The undersigned, Dennis A Cole, being duly
(owner of subject parcel(s) for Conditional Use)

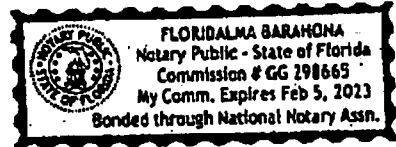
sworn states:

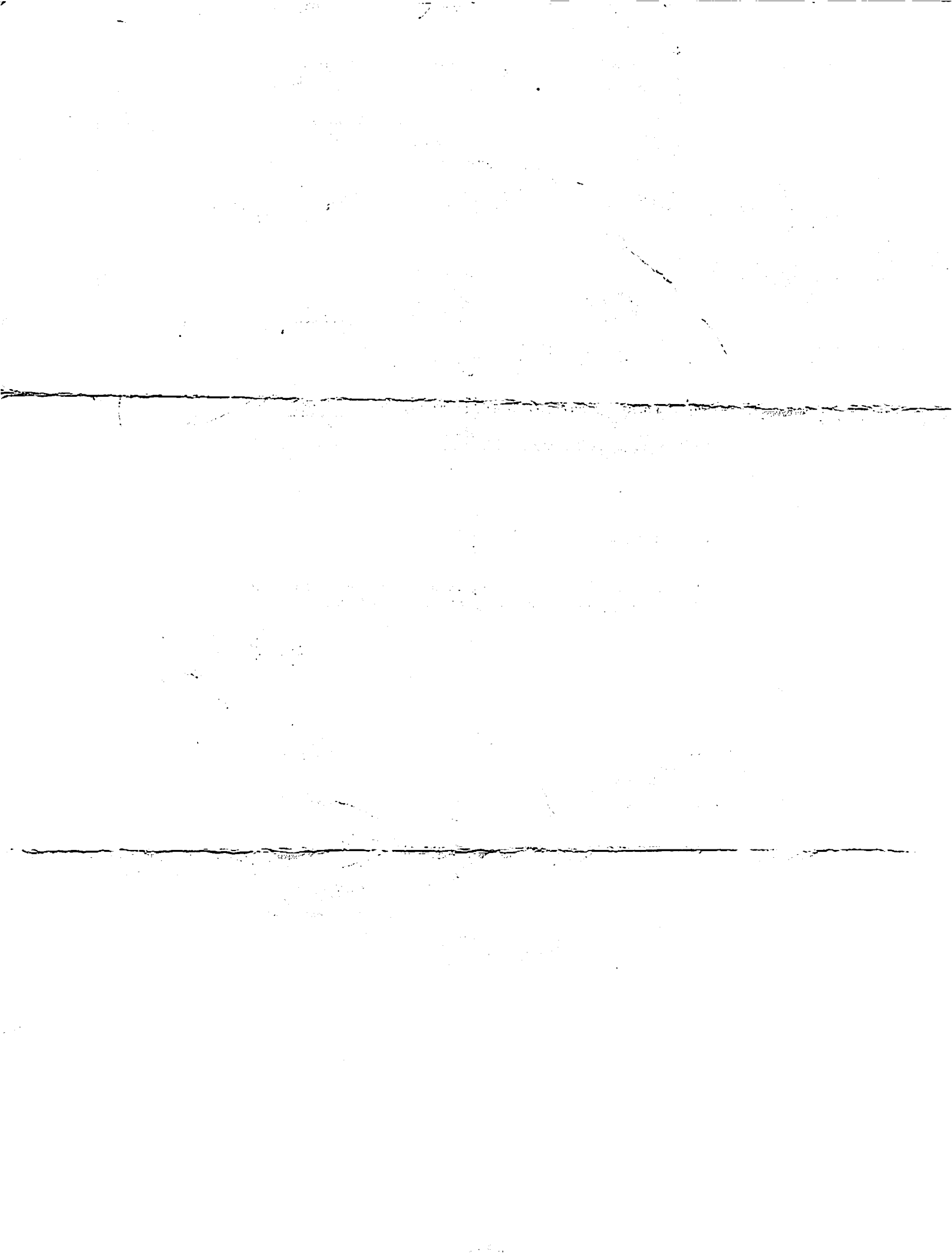
1. That the undersigned is an adult resident of the City of Clermont
State of Florida.
2. That the undersigned is a/the legal owner of the property located at:
2709-2711 South Ave Lacrosse WI 54601
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Dennis A Cole
Property Owner

Subscribed and sworn to before me this 11 day of November, 2019.

Floridalma Barahona
Notary Public
My Commission expires Feb 5 2023.





THE WINE SITTERS BREW HOUSE LLC.

CustomerService@TheWineSitters.com

Who we are:

We are The Wine Sitters Brew House llc. We have been offering home brewing supplies and locally made wines since 2010. Our business is currently located at 500 North Holmen Dr. Holmen WI. and are moving to 2711 South Ave. La Crosse.

What we do:

In addition to carrying a large selection of home brewing supplies and equipment we are also a micro winery. At our current location in Holmen we carry a class B Winery license that allows us to sell the wines we make on premise. We also have an account with the Wisconsin Winery Co-op that allows us to sell our wines to other area businesses. Other services we offer are Wine making classes and custom bottle labels. We are planning to focus more on the home brew supply sales and the whole sales of our wines to local businesses than on site wine sales. Once we are able to start producing at our new location we are planning on adding several La Crosse businesses to our list of businesses that carry our wine. Getting a class B Winery license for the new location once the move is complete is something that we are still considering doing.

Deliveries and maintenance:

There is street parking on Townsend St. with an entrance to the building there as well. This is where all incoming and outgoing deliveries would be loaded or unloaded. Our received deliveries are relatively small ranging from 1 or more packages delivered via FedEx ground to 1 pallet delivered typically by FedEx freight or R&L carriers and are unloaded in just a few minutes. Our outgoing deliveries are made by us and loaded with in a few minutes. Our waste is minimal as our juices come packaged in a bag inside a corrugated box. The existing garbage cans at the location are more than enough to account for garbage disposal.

Tastings:

We understand that even if we do not sell on site that the conditional use for a winery requires us to offer tastings. We will have a small bar for tastings and free tastings will be available during our regular business hours for the home brew supplies just as we do now at our location in Holmen.

1421326

LACROSSE COUNTY REGISTER OF DEEDS DEBORAH J. FLOCK

RECORDED ON 05/16/2005 03:04PM

REC FEE: 11.00 TRANSFER FEE: 930.00 EXEMPT #:

PAGES: 1

STATE BAR OF WISCONSIN FORM 1 - 2000

Document Number

WARRANTY DEED

THIS DEED, made between Scott S. Speer, Grantor, and Dennis A. Cole, Grantee, for a valuable consideration, conveys to Grantee the following described real estate in La Crosse County, State of Wisconsin (the "Property"):

Lot 1 in Block 3 of Michel's Addition to the City of La Crosse, La Crosse County, Wisconsin.

198 Recording Area

Name and Return Address:

NEW CASTLE TITLE SERVICES 625 MAIN - ONALASKA, WI 54650 (608) 783-9265 FAX (608) 783-9266

(50517)

Together with all appurtenant rights, title and interests.

17-50036-120

Parcel Identification Number (PIN)

This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal & zoning ordinances, recorded easements, recorded building & use restrictions & covenants & taxes levied in the year of closing, & will warrant and defend the same.

Dated this 13 day of May, 2005.

Signature of Scott S. Speer

AUTHENTICATION

Signature(s) authenticated this

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

NANCY J. LUEDTKE

(Signatures may be authenticated or acknowledged. Both are not necessary.) *Names of persons signing in any capacity must be typed or printed below their signature File No.:50517

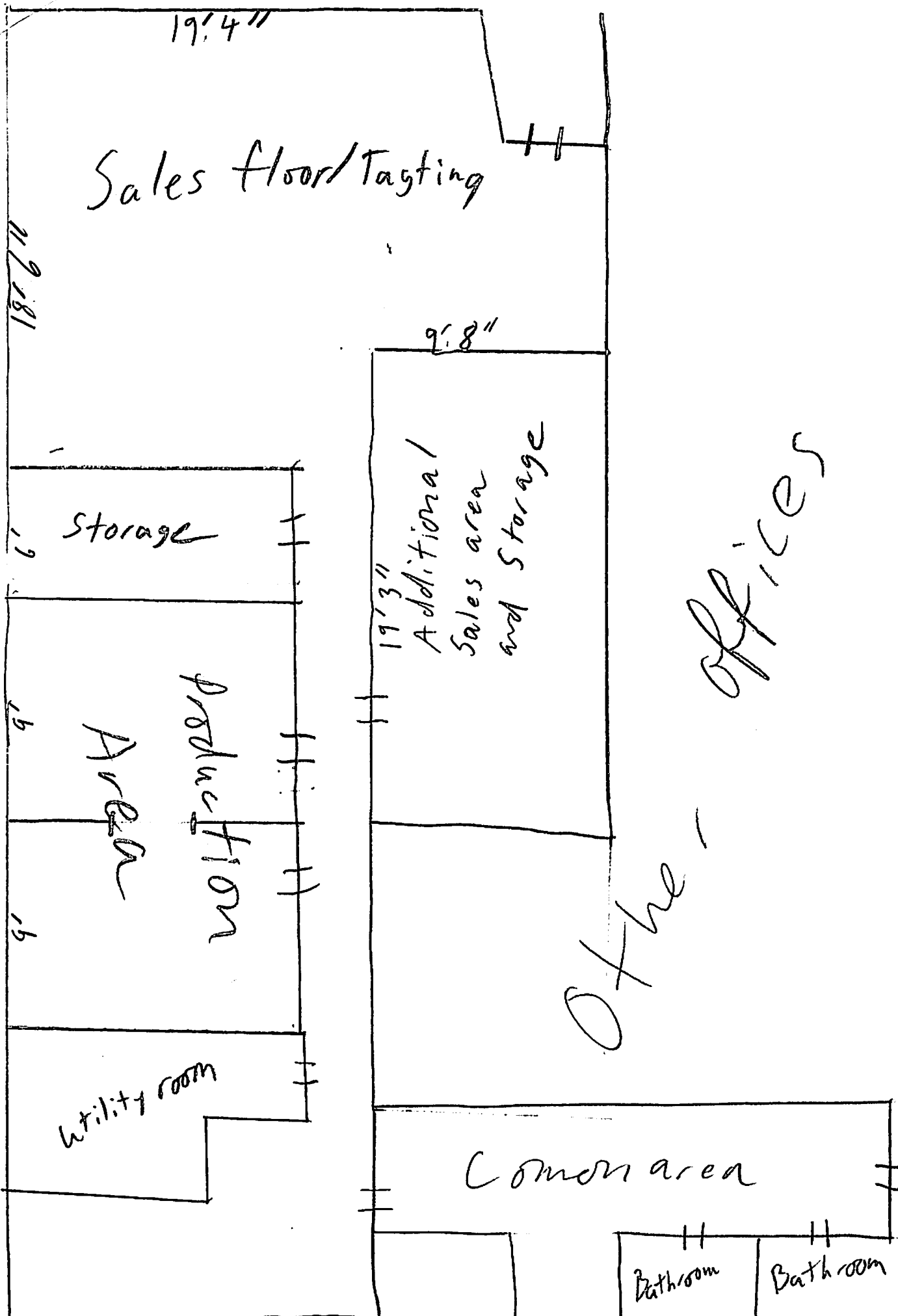
ACKNOWLEDGE STATE OF WISCONSIN COUNTY LACROSSE



Personally came before me this 13 day of May 2005. The above named Scott S. Speer to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Nancy J. Luedtke

Notary Public, State of Wisconsin My commission is permanent. (If not, state expiration date: 03-11-07)



19'4"

Sales floor/Tasting

11'9.81"

9'8"

Storage

1'9"

Production Area

1'5"

1'5"

Utility room

19'3"
Additional
Sales area
and Storage

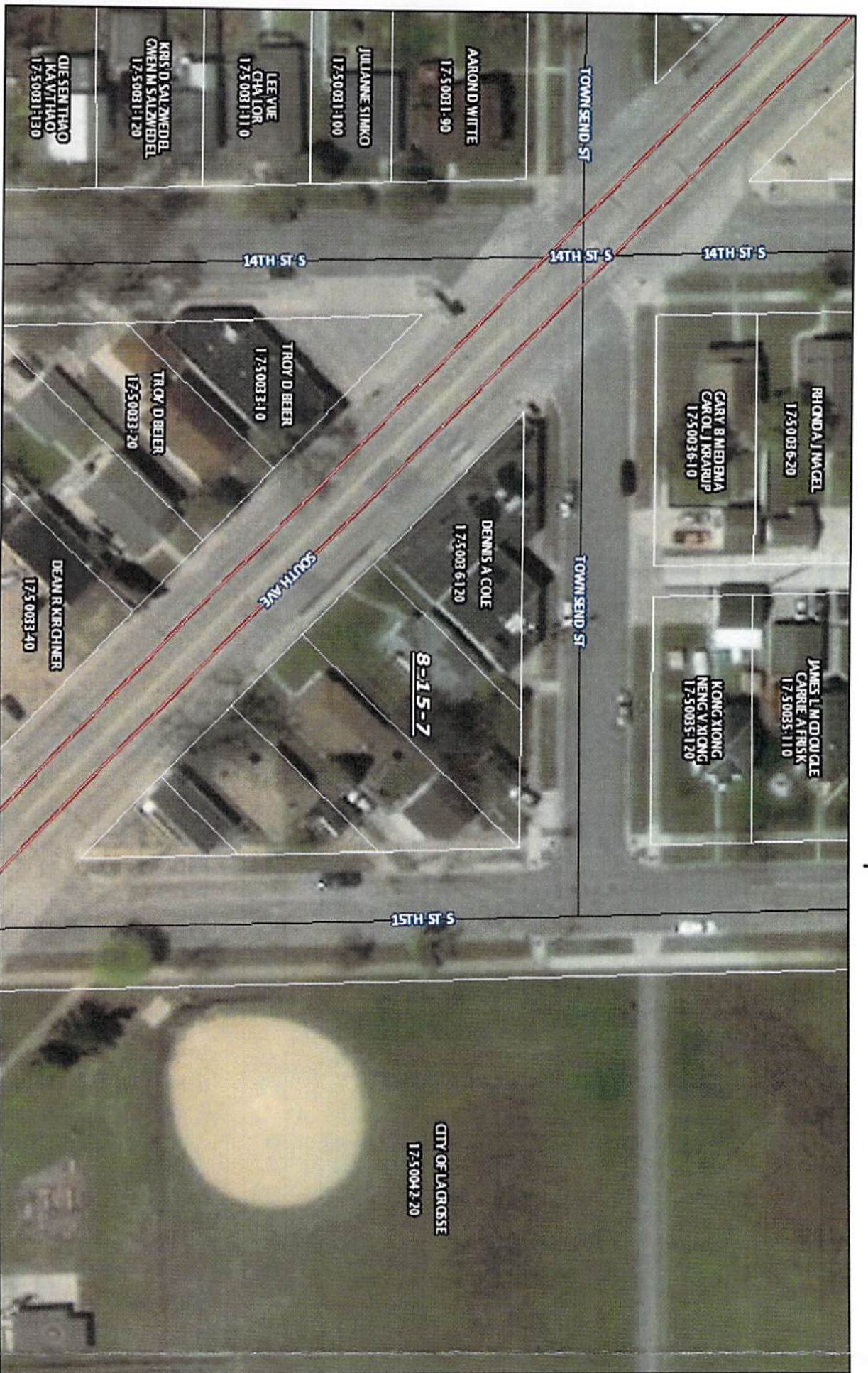
Other
Offices

Common area

Bathroom

Bathroom

ArcGIS Online Web Map



12/3/2019, 1:05:00 PM

Parcels
 Owner Label
 Section Labels
 Sections
 Certified Survey Map Labels
 Certified Survey Maps
 Sub Meter
 PLS S Corners
 Survey Grade
 GPS Control Points
 Approximate
 GPS Control Points Labels

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