

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Brent Martinson
503 9th St. S., La Crosse, WI, 54601

Owner of site (name and address):

2nd & Main, LLC
119 19th St. N, La Crosse, WI 54601

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

N/A

DUPLICATE RECEIPT

Contractor (name and address), if applicable:

N/A

085 CITY CLERK/LICENSES
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3/02/13 11:33AM PAID

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200.00

Address of subject premises:

117 S. 4th St., La Crosse, WI, 54601

Tax Parcel No.: 17-20023-10

Legal Description: Town of LaCrosse South 40 Feet Lot 3 Block 34
Lot Size: 40 x 150

Zoning District Classification: C2 Commercial

Conditional Use Permit Required per La Crosse Municipal Code sec. 15.26 (H)(2)
(If the use is defined in (H)(6)(c)(i) or (ii), see "*" below.)

Is the property/structure listed on the local register of historic places? Yes _____ No X

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):

'Root Note' - Cafe, Cabaret

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):

'Root Note' - Cafe, Cabaret (Street Level)
Brewery and Tasting Room (Basement) - Drawings included for proposed use of space
in Basement (drawings not to scale)
- Distribution in kegs only

Type of Structure (proposed): Commercial

Number of current employees, if applicable: 0

Number of proposed employees, if applicable: 1

Cust # 119030

Number of current off-street parking spaces: N/A

Number of proposed off-street parking spaces: N/A

Check here if proposed operation or use will be a parking lot: N/A

Check here if proposed operation or use will be green space: N/A

* If the proposed use is defined in 15.26(H)(6)(c)

_____ (i) 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.

_____ (ii) 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 subsection 15.26(R) 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 or structures to be demolished or moved is \$ _____.

I hereby certify under oath the value of the proposed replacement structure or structures 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.

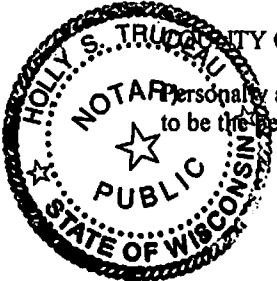
CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

[Signature] 8/1/13
(signature) (date)

608.386.4537
(telephone)

mr.mrkeil@gmail.com
(email)

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



Personally appeared before me this 1 day of August, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public

My Commission Expires: March 25, 2017

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

Review was made on the 2nd day of August, 2013.

Signed: [Signature], Director of Planning & Development
on behalf of Larry Kirch.

115 4TH ST S LA CROSSE ← current address of the 'Root Note'

Parcel: 17-20023-10
 Internal ID: 27918
 Municipality: City of La Crosse
 Record Status: Current
 On Current Tax Roll: Yes
 Total Acreage: 0.137
 Township: 16
 Range: 07
 Section: 31
 Qtr: SE-SE

Abbreviated Legal Description:

TOWN OF LA CROSSE S 40 FT LOT 3 BLOCK 34 LOT SZ: 40 X 150

Property Addresses:

Street Address	City(Postal)
115 4TH ST S	LA CROSSE
117 4TH ST S ← proposed address for new business	LA CROSSE
113 4TH ST S APT 1	LA CROSSE
113 4TH ST S APT 2	LA CROSSE
113 4TH ST S	LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
2ND & MAIN LLC	Owner	119 19TH ST N	LA CROSSE	WI	54601-3724

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

Additional Information:

Category	Description
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: 3923

Billed To: 2ND & MAIN LLC
 119 19TH ST N
 LA CROSSE WI 54601-3724

Total Tax: 7456.83

Payments Sch.

1-31-2013	2234.31
3-31-2012	1740.84
5-31-2013	1740.84
7-31-2013	1740.84

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.98612224
Assessed:	60000	184700	244700	Mill Rate	0.028784072
Fair Market:	60800	187300	248100	School Credit:	440.72
Taxing Jurisdiction:			2011 Net Tax	2012 Net Tax	% of Change
La Crosse County			\$ 904.97	\$ 906.48	0.2
La Crosse School			\$ 2578.16	\$ 2571.11	-0.3
Local Municipality			\$ 2998.79	\$ 2998.47	0.0
State of Wisconsin			\$ 42.1	\$ 42.13	0.1
WTC			\$ 520.27	\$ 525.28	1

Credits:

First Dollar Credit: 80.08
 Lottery Credit: 0.00

Additional Charges:

Special Assessment: 493.44
 Special Charges: 0.00
 Special Delinquent: 0.00
 Managed Forest: 0.00
 Private Forest: 0.00
 Total Woodlands: 0.00

Grand Total: 7456.83

Payments & Transactions

Brent Martinson
503 9th St. S.
La Crosse, WI, 54601

To: La Crosse Common Council
400 La Crosse St.
La Crosse, WI, 54601

Re: Conditional Use Permit for Brewery in Downtown La Crosse

Dear Common Council,

I am seeking approval to establish a new craft brewery and tasting room in downtown La Crosse. My goal is the production of a wide variety of hand-crafted specialty beers with distribution to local bars and restaurants interested in providing high quality local beer to residents of the greater La Crosse community. The tasting room would provide a unique gathering place and allow guests to sample flavorful beers while they experience the sites, sounds, and smells of a fully functioning brewery. The chance to educate guests about the art and science of craft beer, sustainability practices utilized by the brewery, and to provide information about La Crosse and the surrounding communities are added benefits of including a tasting room as part of the brewery.

I believe that the only responsible way to run a business is to be involved in the local community, limit environmental impact, and support efforts to create a healthier, safer, more equitable, and overall happier society. Operating a business based on these core beliefs will foster a mutually beneficial relationship with the residents of La Crosse. Here are a few of the benefits as I see them:

- We would strive to source equipment, ingredients, and labor from the nearest local community or Wisconsin whenever possible. Spending money as close to La Crosse as possible and the potential for local job creation in the future are good for all members of the community.
- Promotional events sponsored by the brewery will be used to help support La Crosse area groups and businesses with shared philosophies.
- By emphasizing quality rather than quantity, a new craft brewery could help continue an ongoing change in the image of downtown La Crosse from a saturated bar scene supporting college binge drinking to a vibrant community supporting dynamic cultural experiences and diverse retail, entertainment, and dining options for the local population and visitors to the area.
- La Crosse has a large community of craft beer enthusiasts and beer-centric tourism is on the rise. A new brewery could help to satisfy demand for local craft beer in the community as well as being an additional draw for the growing segment of tourists choosing vacation destinations based on local breweries.

I would like to thank the La Crosse Common Council in advance for consideration of this conditional use application. I am committed to working with the City of La Crosse to ensure that all concerns are addressed and look forward to a productive exchange of ideas throughout the approval process.

Sincerely yours,



Brent Martinson
608-397-6816
Yertle89@Hotmail.com

Pearl Street
(next intersection)

4th St. \xrightarrow{N}

Main Street
(next intersection)

Main Entrance

Front Stairs
(emergency exit from basement)

ROOT NOTE
(Street Level)

↑
fire door
to be added

115 S. 4th St.

Main Stairs
(access to basement)

Rear Exit

ALLEY

Utilities on this Wall

Front Stairs
(emergency exit from basement)

Fermentation Vessels



4" drain

electric brew kettles

Expansion Fermentation Space

Sinks

BAR / Tap Tower

4 foot high splash wall

Tasting Room Seating

Proposed Brewery (1000-1500 Ft.²)

Bathroom

Walk-In Cooler
(Brewery Cold Storage)

ROOT NOTE KEGS

Main Stairs
(access to Street Level)

BASEMENT ROOT NOTE USE



NORTH WALL