

24-1329
Inv 198495
450.00

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

A 1 HOSPITALITY LLC

210 JAY STREET, LACROSSE WI 54601

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

RUPESH PATEL (member) A1 Hospitality LLC

335 DRIFTWOOD ST, WEST SALEM WI 54669

Architect (name and address), if applicable:

CD Smith (Built 2015-2016 opened doors July 2016)

Professional Engineer (name and address), if applicable:

na

Contractor (name and address), if applicable:

na

Address(es) of subject parcel(s): 210 Jay Street La Crosse WI 54601

Tax Parcel Number(s): 17-20027-90

Legal Description (must be a recordable legal description; see Requirements): See Attached

Zoning District Classification: C3 Community Business

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

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: 107 Room Hotel with small Sundries.

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

Hotel seeking: permission to apply liquor license construction

Type of Structure proposed: HOTEL

Number of current employees, if applicable: 20

Number of proposed employees, if applicable: 20

Number of current off-street parking spaces: 87

Number of proposed off-street parking spaces: 87

* 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.**

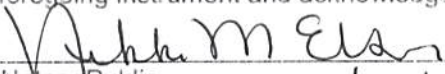
If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the La Crosse County Register of Deeds and should the applicant not complete the replacement structure of equal or greater value within two (2) years of the issuance of any demolition/moving permit, the applicant 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.

 Rupesh Patel, member 7/27/24
(signature) (date)
6083438199 rupesh6178@gmail.com
(telephone) (email)


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

Personally appeared before me this 17th day of Sept, 2024, 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: 6/24/2025

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 19th day of September, 2024.

Signed: , Planning Manager
Director of Planning & Development

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Document Number

Document Name

THIS DEED, made between 210 Jay Street, LLC, a Wisconsin limited liability company

("Grantor," whether one or more), and A1 Hospitality LLC, a Wisconsin limited liability company

("Grantee," whether one or more). Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in La Crosse County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

All of Lots 1, 2, 3, 4 and 6, Block 8, C. & F.J. Dunn, H.L. Dousman & Peter Cameron's Addition, according to the recorded plat thereof. Said land being in the City of La Crosse, County of La Crosse, State of Wisconsin.

1822741

LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
07/26/2024 08:19 AM
PAGE COUNT: 3

EXEMPT #: _____
RECORDING FEE 30.00
TRANSFER FEE 39,736.20
ELECTRONICALLY RECORDED
AND RETURNED TO SUBMITTER

Recording Area

Name and Return Address

Charles Mack, Esq.
Mack Law Group
1363 Shomer Rd., Ste. 210
Northbrook, IL 60062

17-20027-00

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except:
the Permitted Exceptions on Exhibit A, attached hereto.

Dated as of July 17, 2024

(SEAL) * See Attached (SEAL)

(SEAL) * (SEAL)

AUTHENTICATION

Signature(s) _____
authenticated on _____

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

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

THIS INSTRUMENT DRAFTED BY:

Paul R. Jonas, Esq.
Michael Bost & Friedrich LLP

Notary Public, State of _____
My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

*Type name below signatures. WisForms

www.wisforms.com

Home2 Suites by Hilton La Crosse

RE: Retail Liquor Sales

Cover Letter

Dated: August 23, 2024

To Whom It May Concern;

Home2 Suites by Hilton in La Crosse is a Hilton Branded Hotel that was established in July of 2016. As with any branded property, we are guaranteed to meet brand requirements as mandated by Hilton Corporate. That being said, as of March 2024, retail sales of beer and wine only are required by our brand:

Please see the below excerpt from Home 2's brand standard guidelines as found through Hilton:

**ALCOHOLIC BEVERAGES
United States |**

A minimum of 6 products must be available:

- **Red Wine**
- **White Wine (minimum of 2 types which may include 2 different sizes/formats, brands, or varietals)**
- **Sparkling Wine**
- **Rosé Wine**
- **Domestic Light Beer**
- **Regional Craft Beer**
- **Import Beer**
- **Hard Seltzer**

Proper licensing, training, certification, and insurance is required

Refer to the Tru Beverage Guide for alcoholic beverage selections

The following address the application cover letter requirements as provided by La Crosse County:

- a) **The estimated percent of gross receipts of beer and wine liquor sold in relation to the total goods and services sold by property is roughly 0.3% with an estimated sales of \$1,200 annually.**
- b) **Please see the attached sketch of the floor plan showing the location of coolers and display space. Retail space for Liquor Sale is roughly 5 SQ FT, Total Retail is roughly 30 SQ FT.**
- c) **Our business proposal of sales are as follows pertaining to operations is as follows:**
 - a. **We will ONLY have beer and wine locked in a refrigeration unit for sale during the hours of Noon to 9PM each day.**
 - b. **All of our staff will need to get correct licenses as mandated by La Crosse County.**
 - c. **All sales will be recorded utilizing our PMS system.**
 - d. **Staff will be the ONLY individuals with access to the cooler for distribution to the guests upon request.**
 - e. **Liquor will NOT be sold to patrons not staying at the hotel.**

- f. Guests will be able to purchase and consume their alcohol in the public spaces, and their guest rooms, consumption of alcohol is prohibited in our pool area.
- g. Our staff will be trained and all guests who purchase alcohol for sale will be required to show proper identification showing they are at least 21 years of age.

d) INSERT LEGAL DESCRIPTION OF PROPERTY AS FOUND ON WARANTEE DEED (WHOLE DESCRIPTION)

For any further questions, comments or clarification, please do NOT hesitate to reach out directly.

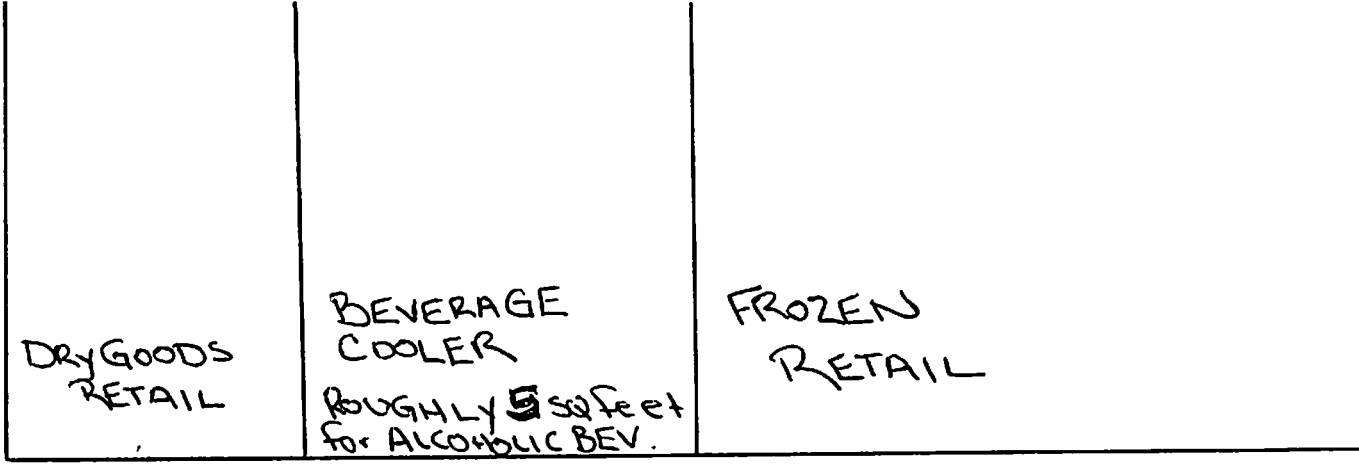
Yours,

Shara M Porter-Casper

General Manager

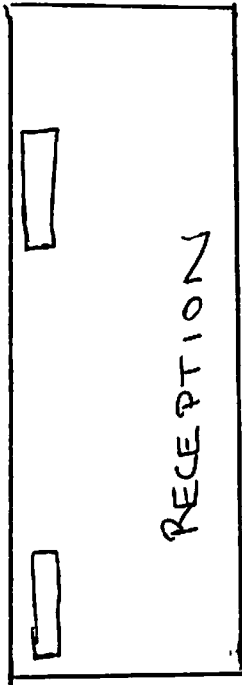
Shara.Porter@Hilton.com

(507) 577-9052



* Alcohol sq Footage (ROUGHLY 5 sq ft DISPLAY AND 8 sq ft STORAGE).

* TOTAL RETAIL sq FOOTAGE IS ROUGHLY 30 sq ft.



HOTEL LOBBY