

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

Robbi Wolff / That Foreign Place LLC  
2133 JOHNSON ST. LA CROSSE WI 54601

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

PHIL ADDIS  
504 MAIN ST #200 LA CROSSE WI 54601

Architect (name and address), if applicable:

N/A

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

N/A

Address(es) of subject parcel(s): 412 MAIN ST

Tax Parcel Number(s): 17-20022-90

Legal Description (must be a recordable legal description; see Requirements): \_\_\_\_\_

Zoning District Classification: C-2 Commercial

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.

1. Is the property/structure listed on the local register of historic places? Yes  No

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

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

Restaurant

Type of Structure **proposed**: \_\_\_\_\_

Number of **current** employees, if applicable: 8

Number of **proposed** employees, if applicable: 15

Number of **current** off-street parking spaces: \_\_\_\_\_

Number of **proposed** off-street parking spaces: \_\_\_\_\_

CITY OF LA CROSSE, WI

General Billing - 169524 - 2019

007772-0117 Katie Ko... 12/26/2019 04:39PM

177165 - THAT FOREIGN PLACE LLC

Payment Amount: 450.00

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\* 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] 12-26-19  
(signature) (date)  
608-317-1250 thatforeignplace@gmail.com  
(telephone) (email)

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

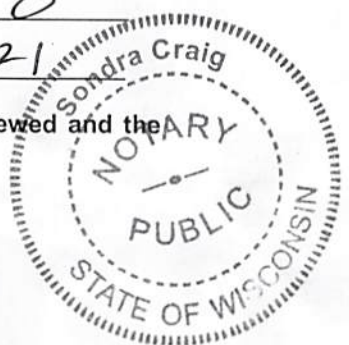
Personally appeared before me this 26<sup>th</sup> day of December 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Sondra Craig  
Notary Public  
My Commission Expires: 11/11/2021

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 26 day of December, 2019.

Signed: [Signature] - Associate Planner  
Director of Planning & Development



AFFIDAVIT OF OWNER

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, Main Street Renaissance, Inc., being duly  
*(owner of subject parcel(s) for Conditional Use)*

sworn states:

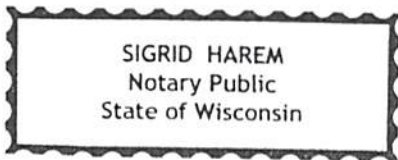
- 1. That the undersigned is an adult resident of the City of La Crosse,  
State of La Crosse.
- 2. That the undersigned is a/the legal owner of the property located at:  
412 Main Street, La Crosse, WI 54601  
*(address of subject parcel for Conditional Use)*
- 3. By signing this affidavit, the undersigned property owner authorizes the application for a  
conditional use permit/district change or amendment (circle one) for said property.

*Robert [unclear] President*  
Property Owner

Subscribed and sworn to before me this 27<sup>th</sup> day of December, 2019.

*Sigrid Harem*

Notary Public  
My Commission expires 6/19/2023.



**412 MAIN ST LA CROSSE**

Parcel: 17-20022-90  
 Internal ID: 27915  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.046  
 Township: 16  
 Range: 07  
 Section: 31

**Abbreviated Legal Description:**

TOWN OF LA CROSSE E 25 FT LOT 1 & E 25 FT OF N 20 FT LOT 2 BLOCK 34 LOT SZ: 25 X 80

**Property Addresses:**

Street Address	City(Postal)
412 MAIN ST	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
MAIN STREET RENAISSANCE INC	Owner	504 MAIN ST	LA CROSSE	WI	54601

**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:**

Code	Description	Taxation District
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: 3900

Billed To: MAIN STREET RENAISSANCE INC  
504 MAIN ST STE 200  
LA CROSSE WI 54601

Total Tax: 4846.63

### Payments Sch.

1-31-2020	1590.76
3-31-2020	1085.29
5-31-2020	1085.29
7-31-2020	1085.29

## Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	0.920960166
Assessed:	42000	130300	172300	Mill Rate	0.025649683
Fair Market:	45600	141500	187100	School Credit:	333.84
Taxing Jurisdiction:			2018 Net Tax	2019 Net Tax	% of Change
STATE OF WISCONSIN			\$ 0.0000	\$ 0.0000	0.0000
La Crosse County			\$ 635.5300	\$ 630.7000	-0.8000
Local Municipality			\$ 1855.2400	\$ 1789.6600	-3.5000
LA CROSSE SCHOOL			\$ 1725.3500	\$ 1728.4500	0.2000
WTC			\$ 275.5800	\$ 270.6200	-1.8000

### Credits:

First Dollar Credit:	78.25
Lottery Credit:	0.00

### Additional Charges:

Special Assessment:	505.45
Special Charges:	0.00
Special Delinquent:	0.00
Managed Forest:	0.00
Private Forest:	0.00
Total Woodlands:	0.00

Grand Total: 4846.63

## Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date
Payment to Local Municipality	12/23/2019	800894	0	\$ 1590.76	12/2019
			Totals:	\$ 1590.76	

## Assessment Information:

Class	Description	Year	Acreage	Land	Improvements	Total	Last Modified
G2	Commercial	2019	0.046	42000	130300	172300	5/3/2019

## Deed Information:

The following documents are those that impact the transfer of ownership or the legal description of the parcel. There may be other documents on file with the Register of Deeds Office.

Volume Number	Page Number	Document Number	Recorded Date	Type
601	869	877402	11/22/1977	ABRIDGEMENT
637	262	902408	11/7/1979	NOTICE
728	505	958486	1/2/1985	Warranty Deed
1396	245	1258197	9/5/2000	Warranty Deed
1513	516	1289086	10/8/2001	Warranty Deed
1582	341	1304160	2/27/2002	Quit Claim Deed
1596	890	1307917	4/9/2002	AFFIDAVIT
1602	518	1309519	4/26/2002	AFFIDAVIT
0	0	1354041	5/12/2003	Quit Claim Deed
0	0	1428040	8/1/2005	Quit Claim Deed
0	0	1428286	8/3/2005	Quit Claim Deed

## Outstanding Taxes

Tax Yr.	Bill #	Total Tax	Total Paid	Accrued Interest	Accrued Penalties	Remaining Bal.
2019	3900	\$4,846.63	\$1,590.76	\$0.00	\$0.00	\$3,255.87

## Permits Information:

Municipality: City of La Crosse  
 Property Address: 412 MAIN ST

Click on the permit number for additional details regarding the permit.

Description	Per. #	Applicant Name	Status	Status Date	Activity
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## History Information:

### Parent Parcel(s)

There are no parent parcels for this property.

### Child Parcel(s)

There are no child parcels for this property.