

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Uno Venti LLC

122 King St La Crosse WI 54601

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

CTR Investments LLC

710 Grove St Onalaska WI 54650

Architect (name and address), if applicable:

Vantage Architects

750 Nth 3rd St Suite F La Crosse WI 54601

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Poellinger Inc

415 Nelson Place La Crosse WI 54601

Address(es) of subject parcel(s): 122 King St La Crosse WI 54601

Tax Parcel Number(s): 17-20025-90

Legal Description (must be a recordable legal description; see Requirements): See A Hooker complete
C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION LOTS 1, 2, 8 & 9 & N
17ET OF LOT 3 BLOCK 4 EX 45SE TRIANG FOR ST SUBJ TO RR R/W LOT SZ: IRR 202-1

Zoning District Classification: C2-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.

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

Description of subject site and **CURRENT** use: Vacant F&B and Retail Space

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):
Stone Fired Pizzeria with Beer, Wine and Liquor Service

Type of Structure **proposed**: Existing Brick Building

Number of **current** employees, if applicable: 0

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

Number of **current** off-street parking spaces: 28

Number of **proposed** off-street parking spaces: 28

* 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: _____

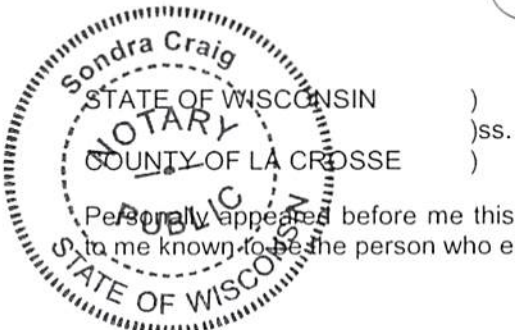
Applicant/property owner may be subject to a payment in lieu of taxes for a period of twenty (20) years or until the property tax valuation of any new structure or improvements is equal to or greater than the base year valuation of the improvement or structure being demolished.

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] (signature) 7-31-19 (date)
608-792-9999 (telephone) chrisepi@scj.com (email)



Personally appeared before me this 31st day of July, 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 31st day of July, 2019.

Signed: [Signature] Senior planner
Director of Planning & Development

DOCUMENT NUMBER

WARRANTY DEED

1414760

LACROSSE COUNTY
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON
02/17/2005 02:50PM

REC FEE: 11.00
TRANSFER FEE:
EXEMPT #: 77.25(17)

PAGES: 1

Mike's Building Supply, Inc.,

conveys and warrants to

CTR Investments, LLC, a Wisconsin Limited
Liability Company.

Return to:

CTR Investments, LLC
100 King Street
La Crosse, WI 54601

the following described real estate in La Crosse County, State of Wisconsin:

Tax Parcel No: 17-20025-090

All of Lots 1 and 2, and the North 17 feet of Lot 3, and all of Lots 8 and 9 in Block 4 of C. & F. J. Dunn, H. L. Dousman & Peter Cameron's Addition to the Town of LaCrosse in the City of LaCrosse, LaCrosse County, Wisconsin.

EXCEPT that part taken for roadway purposes in Volume 968 of Records, page 995.

This deed is in satisfaction of that Land Contract dated September 27, 2004 and recorded on September 28, 2004 as Document No. 1404789.

This is not homestead property.
(is not)

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein.
General taxes for the year 2005.

Dated this 11th day of February, 2005.

Mike's Building Supply, Inc.

(SEAL)

Gregory J. Sobkowiak (SEAL)
Gregory J. Sobkowiak, President

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____ 2005.

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not authorized by 708.08, Wisconsin Statutes)

Drafted by James T. Gull - La Crosse, WI

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
LaCrosse COUNTY } SS

Personally came before me this 11th day of February, 2005 the above named Gregory J. Sobkowiak

I am known to be the person who executed the foregoing instrument and acknowledge the same.

Dawn Faherty
Dawn Faherty
Notary Public State of WISCONSIN
My commission expires: 9-15-06

* Names of persons signing in any capacity should be typed or printed below their signatures

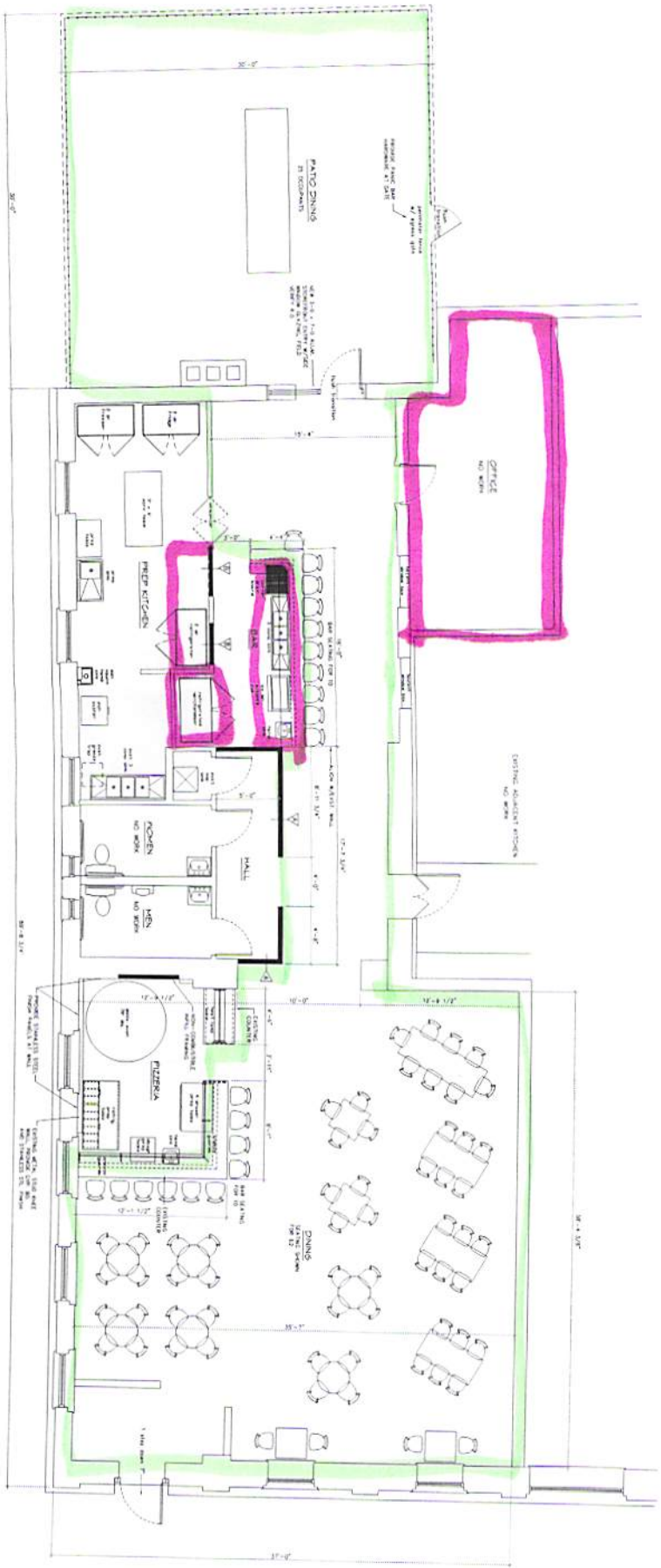
Uno Venti Pizzeria

After many months of the space that was most recently the "Wine Guyz" being vacant, we have decided to open a stone fired pizza business. The huge Italian Oven situated in the center of the dining room will provide guest interaction with the chefs preparing pies using authentic Italian ingredients as well as locally sourced cheeses and proteins.

Our planned hours of operation will be Tuesday through Saturday 4:00-10:00. Our main seating area will be able to accommodate 68 guests with a small bar in the rear of the building that will seat 20 additional guests. During the warmer months there will be a patio in the back which will look out towards the blue bridges for additional seating in a relaxed atmosphere.

The menu will consist of focaccia based appetizers, flatbread style pies, salads and desserts. Beer, wine and an abbreviated liquor list will be all that is required to offer our guests a complete relaxed and fun dining experience. Our projections are that food sales will contribute 65-70% of total revenues with the remainder to be soft beverage and alcohol sales.

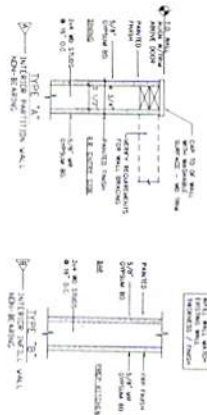
Team members will be key to the overall success at Uno Venti Pizzeria. We will have approximately 4-6 full time and 6-10 part time team members.



↑ REMODEL / ALTERATION PLAN
1/4" = 1'-0"

Storage & Service

Consumption areas



GENERAL NOTES

1. REMOVE ALL EXIST. LIGHT FIXTURES AND ALL EXIST. LIGHT FIXTURES.
2. REMOVE EXIST. CEILING AND ALL EXIST. CEILING MATERIALS.
3. ALL EXIST. WALLS TO BE REMOVED TO EXPOSE ALL EXIST. WALLS.
4. ALL EXIST. WALLS TO BE REMOVED TO EXPOSE ALL EXIST. WALLS.
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10. ALL EXIST. WALLS TO BE REMOVED TO EXPOSE ALL EXIST. WALLS.

PROJECT TITLE:
UNO VENTI PIZZERIA
REMODEL / ALTERATION
PROJECT LOCATION:
122 KING STREET
LACROSSE, WI 54602

PROJECT NO.:
19135

DRAWING DATE:
07-02-19

DRAWN BY:
SSK

SET TYPE:
Bid Set

REVISIONS:
NO. DATE

SHEET TITLE
REMODEL / ALTERATION PLAN

SHEET NO.

A101

Scale: As Indicated