

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Court Above Main LLC The Wedding Tree - Debra Lash
418 Main Street
Lacrosse WI 54601

Payment Amount: 250.00

Owner of site (name and address): Debra Lash
418 Main Street
Lacrosse WI 54601

Architect (name and address), if applicable: ISG
201 Main Street
Lacrosse WI 54601

Professional Engineer (name and address), if applicable: ISG
201 Main Street
Lacrosse WI 54601

Contractor (name and address), if applicable: Mike Paellinger
415 Nelson Place
Lacrosse WI 54601

Address of subject premises: 420 ~~418~~ Main Street
Lacrosse WI 54601

Tax Parcel No.: 17-20023-050

Legal Description: 31-16 N-07 Acres 0.162 Document 1451493
418 Main St Town of Lacrosse WI 44
TS 8, 9, 10 Block 34
SEE ATTACHED

Zoning District Classification: Commercial - C2

Conditional Use Permit Required per La Crosse Municipal Code sec. 115- 359
(If the use is defined in 115-347(6)(c)(1) or (2), see "" below.)

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

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):

Bridal, Formal wear, faxed sales and rental, Prom

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):

Venue, adding Bathrooms w/ Combination "Class" B
Beer: Liquor

Type of Structure (proposed): Remodel 3rd, Addon elevator, Bathrooms

Number of current employees, if applicable: 14

Number of proposed employees, if applicable: 24

Number of current off-street parking spaces: 0

Number of proposed off-street parking spaces: 0

Check here if proposed operation or use will be a parking lot: _____

Check here if proposed operation or use will be green space: _____

* If the proposed use is defined in 115-347(6)(c)(1) or (2)

_____ (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.

_____ (2) 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 Sec. 115-356 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(s) to be demolished or moved is \$ _____.

I hereby certify under oath the value of the proposed replacement structure(s) 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] 10/31/14
(signature) (date)

608-7846850 Dibralah@theWeddingVee.com
(telephone) (email)

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

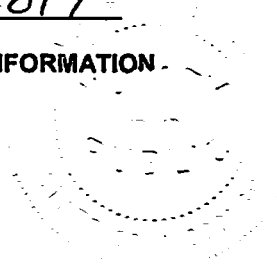
Personally appeared before me this 31st day of October, 2014, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

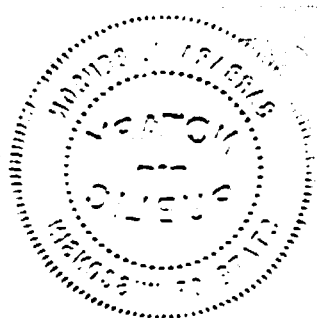
Barbara A Benson
Notary Public
My Commission Expires: 12-26-2017

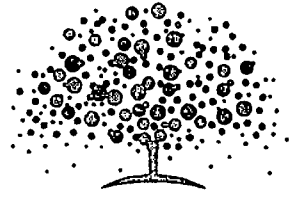
PETITIONER SHALL, BEFORE FILING, HAVE APPLICATION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 31st day of October, 2014.

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







Wedding Tree
For happy ever after

October 31, 2014

To whom it may concern;

The John Rehfuss building at 418 and 420 Main Street was constructed in 1894. This beauty has only been owned by three entities since 1894; the Rehfuss trust, Bob and Lynette Sylvester, and DLL Properties, LLC (since 2004). The third floor (gym floor) has been vacant since the YWCA moved in approximately 1920, almost 100 years ago. Remaining is a hardwood gym floor that actually boasts the lines from the historic 'half court system' of playing basketball in the old days. At that time gym floors and halls were built on the top floors because that was the only way they knew how to have a space not encumbered by columns and support beams.

I purchased The Wedding Tree in 1996 when it was located at 112 South 4th Street, and less than two years later moved to my current location. Before purchasing the building, I started renting the space in 1998.

We have spent the last six months preparing for an entire building renovation. The second floor will be completed next week, the first floor starts the week after, and an addition to the building as well as third floor renovation will start sometime in November. We plan to be open for business in April, 2015.

Currently we find people leaving the city for their wedding celebrations as we continue to experience a shortage of venues in the area. Several have closed during the last decade. Even though La Crosse, the local economy, as well as the amount of weddings have grown, there have been no additional venues added. The Court Above Main will not only bring additional business to La Crosse, the area wedding providers and caterers, the local hotels, and other various businesses, we will also be adding 7 – 10 jobs.

If you have any questions or concerns for me, feel free to contact me at any time. Work (608) 784-6850 or Cell (608) 780-9999.

Best,

Debra Lash, owner Yours Truly, Inc., DBA The Wedding Tree, EST 1996

Debra Lash, owner DLL Properties, Est 2004

Per Debra Lash 11/11/2014
3rd Floor Venue will be licensed by Courtyard Above Main LLC.

To whom it may concern,

Debra Lash has asked that I write a letter regarding the demand that we experience for well-appointed wedding venues in the La Crosse market. I started with The Waterfront Restaurant and The Cargill Room in 2010 at that time we had 13 weddings. In 2014 we will host over 80 wedding receptions.

I have turned away 112 receptions in 2014 due to not having availability for couples. We also book a majority of our Fridays and a handful of Sundays for wedding receptions as well.

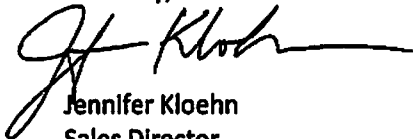
Why I believe that we have seen such a dramatic upswing in business is due to the location, overall esthetics, great customer service and the quality of service and product that The Waterfront provides. Another trend that continues to grow is from outside the area. Many couples are considering La Crosse as a destination wedding location. Given the right marketing plan this is a tremendous growth opportunity for Debra's venture.

An average wedding reception at our venue is \$18,000 with an average guest count of 225 people.

I truly believe if Debra pursues the construction of a venue that she can rent for weddings and parties, she will fill all her weekends within the first year. We have also established a strong and loyal relationship with Debra and The Wedding Tree and I believe that will continue. She will have our support and we will build a referral system that will help her to grow at a fast pace.

If you have any additional questions please feel free to contact me at (608)782-1677.

Sincerely,



Jennifer Kloehn
Sales Director
The Waterfront Restaurant and Tavern
328 Front Street South
La Crosse WI 54601

STATE OF WISCONSIN
 CITY OF LA CROSSE
 LA CROSSE COUNTY



REAL ESTATE PROPERTY TAX BILL FOR 2013

BILL NO. 3924

TAX ACCOUNT NUMBER: 17-20023-050
 JURISDICTION CODE: 5863

IMPORTANT: Correspondence should refer to tax account number. See enclosed form for important information. Be sure this description covers your property. This description is for tax bill only and may not be a legal description.

c5p9s1590
 DLL PROPERTIES LLC
 3400 FLORAL LN
 LA CROSSE, WI 54601-6060

31-16 N-07 Acres 0.162
 Document No 1451493
 418 MAIN ST
 TOWN OF LA CROSSE W 44 FT LO
 TS 8, 9 & 10 BLOCK 34 EXC S
 10 FT SUBJ TO ESMT IN DOC NO



*****Our office will be closed on December 24, 25, 31, 2013 and January 1, 2014*****

Assessed Value Land 60,800	Ass'd Value Improvements 188,400	Total Assessed Value 249,200	Ave. Assmt. Ratio 0.9835	Net Assessed Value Rate (Does NOT reflect First Dollar or Lottery Credit) 0.029909709
Est. Fair Mkt. Land 61,800	Est. Fair Mkt. Improvements 191,600	Total Est. Fair Mkt. 253,400	<input type="checkbox"/> A STAR IN THIS BOX MEANS PRIOR YEAR TAXES CONTACT COUNTY TREASURER.	School taxes reduced by school levy tax credit 452.34

Taxing Jurisdiction	2012		2013		2012 vs 2013 % Tax Change	2013 Net Tax
	Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2012 Net Tax	2013 Est. State Aids		
State of Wisconsin			42.90		-0.4	42.72
La Crosse County	2,049,735	2,039,293	923.15		2.0	941.97
Local Municipality	13,472,269	13,305,549	3,053.61		-0.1	3,049.86
LA CROSSE SCHOOL	28,783,450	26,959,988	2,618.39		6.7	2,793.91
WTC	1,067,781	1,129,699	534.94		16.8	625.05
Total			7,172.99		3.9	7,453.11
		First Dollar Credit	80.08		3.0	82.52
		Lottery & Gaming Credit	0.00		0.0	0.00
		Net Property Tax	7,092.91		3.9	7,370.99

T R E L O C A L C O U N T Y T R E A S U R E R	Make Check Payable to:	OTHER:	Prk Dist	510.86
	LA CROSSE		St Imprv	419.57
	CITY TREASURER			
	CITY OF LA CROSSE 400 LA CROSSE ST LA CROSSE, WI 54601	Total of Net Tax & Other		

CHECK FOR BILLING ADDRESS CHANGE

BILL NO. 3924

TAX ACCOUNT NUMBER 17-20023-050

TOTAL DUE FOR FULL PAYMENT
PAY BY JANUARY 31, 2014 8,301.42
 Warning: If not paid by due dates, installment option is lost and the total tax is delinquent subject to interest and if applicable, penalty. (See Enclosed)

Use Name & Address Below for Return to Taxpayer.

DLL PROPERTIES LLC
 3400 FLORAL LN
 LA CROSSE, WI 54601-6060

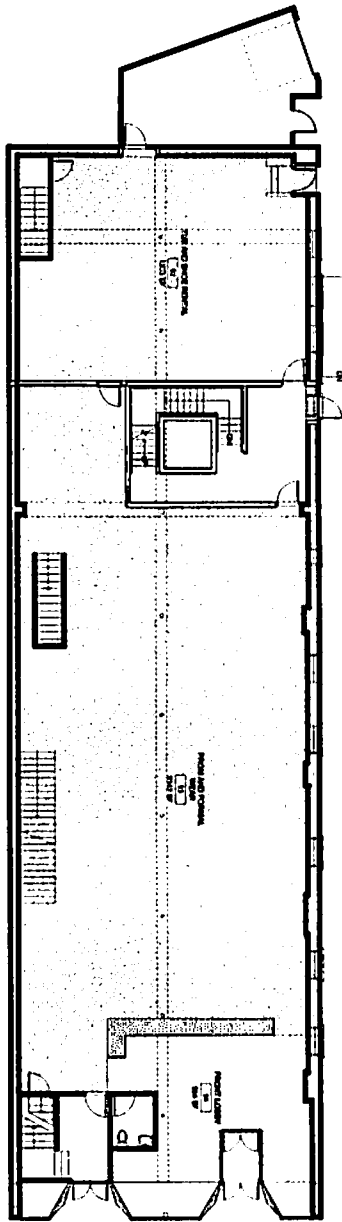
Handwritten notes:
 7/29 pch # 1049
 pd ch # 1039
 pd # 1045

PAY TO CITY TREAS. THE MINIMUM PAYMENTS SHOWN BELOW BY DUE DATES LISTED TO AVOID INTEREST & PENALTY.

DUE DATES	AMOUNT
1/31/2014	2,773.20
3/31/2014	1,842.74
5/31/2014	1,842.74
7/31/2014	1,842.74

Please enclose a copy of bill with your payment. The validated copy will be returned to you.

CITY OF LA CROSSE, WI
Real Estate - 3924 - 2013
000385-0066 Donna O. 01/30/2014 11:24AM
44561 - DLL PROPERTIES LLC
017020023050
Payment Amount: 2,773.20



① FIRST FLOOR PLAN
 1/11/14
 N

* per Debra Lash
 11/11/14.

420 Main St
 (3rd Floor) Will
 have a separate
 primary entrance
 than 418 Main St.

The primary entrance
 goes to the
 elevator lobby.

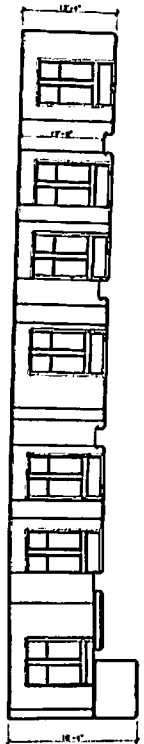
The Secondary door
 to 418 Main is
 an emergency exit
 and will remain
 locked.

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

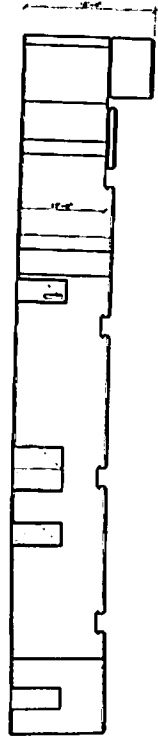
ISG
 ARCHITECTURE
 1000 ...
 ...

I+S GROUP
 ARCHITECTURE
 1000 ...
 ...

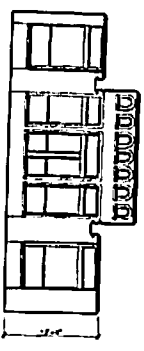
<p>DATE: 1/11/14</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>PROJECT: WEDDING TREE OPTION ONE</p> <p>NO. OF SHEETS: 1</p> <p>SHEET NO.: A1.21</p>	
<p>PROJECT: WEDDING TREE OPTION ONE</p>	<p>DATE: 1/11/14</p>
<p>NO. OF SHEETS: 1</p>	<p>SHEET NO.: A1.21</p>



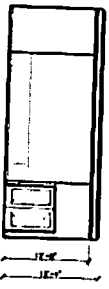
INTERIOR ELEVATION 1



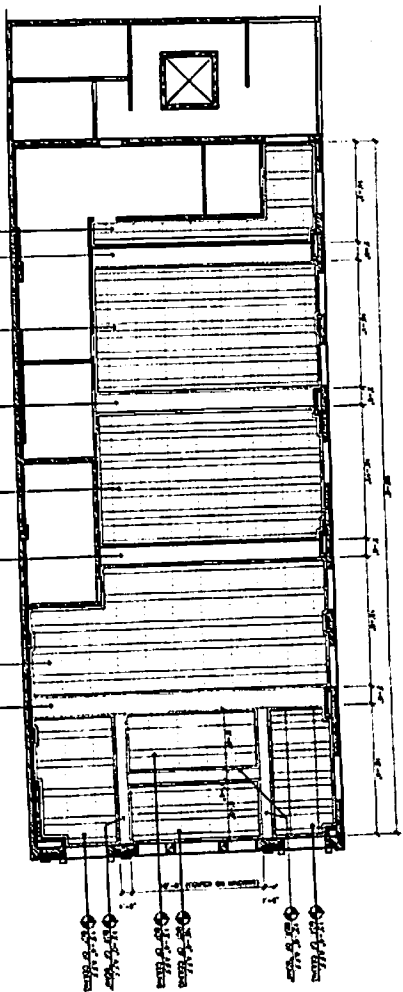
INTERIOR ELEVATION 2



INTERIOR ELEVATION 3

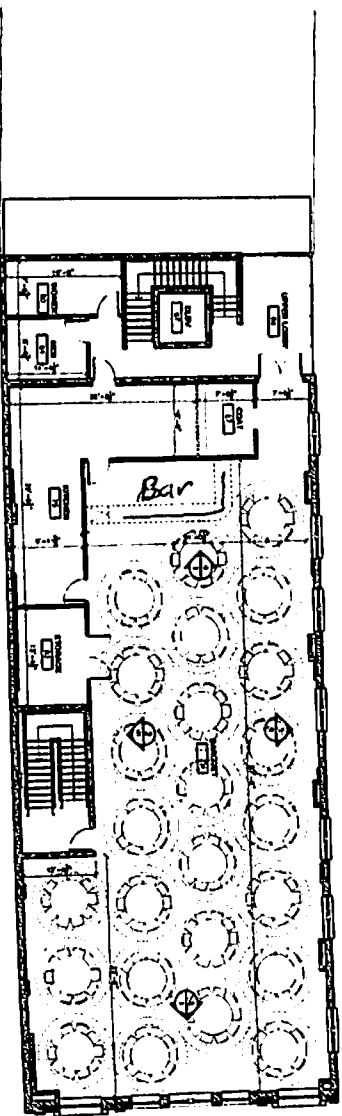


INTERIOR ELEVATION 4



THIRD FLOOR REFLECTED CEILING PLAN

73 BANQUET	3169 SF	84 U LOBBY	279 SF
76 KITCHEN	455 SF	ELEV/STAIR	84 SF
82 STORAGE	130 SF	STAIR	190 SF
80 WOMEN	122 SF		
81 MEN	95 SF		
87 COAT	78 SF		



THIRD FLOOR PLAN - 260 CAPACITY (65" table)

*Liquor will be locked Storage behind Bar.
When there is not a paid*

Poellinger, Inc.
 415 Neban Place
 La Crosse, Wisconsin 54601
 Phone: (608) 785-1234
 Fax: (608) 785-1233
 www.poellinger.com

PROJECT:
WEDDING TREE NEW VENUE
 415 MAIN STREET
 LA CROSSE, WISCONSIN

DATE: OCTOBER 20, 2010