

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

THE MEXICAL LLC
333 MAIN ST. LA CROSSE, WI 54601

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

2nd & Main, LLC Marvin Wanders- Managing Partner
1243 Badger ST. LA CROSSE, WI 54601

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): 333 MAIN ST. LA CROSSE, WI 54601

Tax Parcel Number(s): 17-20020-10

Legal Description (must be a recordable legal description; see Requirements): THE EASTERLY 44 1/2 FEET OF LOT 6; AND THE EASTERLY 44 1/2 FEET OF THE SOUTH 30 1/2 FEET OF LOT 7, ALL IN BLOCK 24 OF THE PART OF THE TOWN (NOW CITY) OF LA CROSSE, LA CROSSE COUNTY, WI

Zoning District Classification: C2 - COMMERCIAL

A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115- 359(b)(3)

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 X No _____

Description of subject site and CURRENT use: COMMERCIAL SPACE WITH KITCHEN, BAR, DINING, BATHROOMS USED FOR RESTAURANT PREPARING/SERVING FOOD AND BEVERAGES (ALCOHOLIC AND NON-ALC)

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

SAME AS ABOVE

Type of Structure proposed: NO CHANGE

Number of current employees, if applicable: 1

Number of proposed employees, if applicable: 15-20

Number of current off-street parking spaces: 0

Number of proposed off-street parking spaces: 0

* 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: _____ ^{use} public parking garage

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.

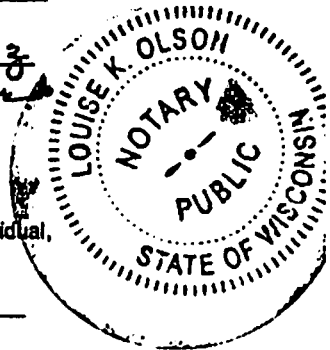
Elaine Pfager 5-7-2021
(signature) (date)

608-799-1637 elaine@threesixty.biz
(telephone) (email) property manager

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

Personally appeared before me this 7th day of May, 2021, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Louise K. Olson
Notary Public
My Commission Expires: 10/27/2021



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 7th day of May, 2021.

Signed: Andrew Kish OBO Andrea Trane
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
 COUNTY OF LaCrosse)

The undersigned, 2nd & Main, LLC, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

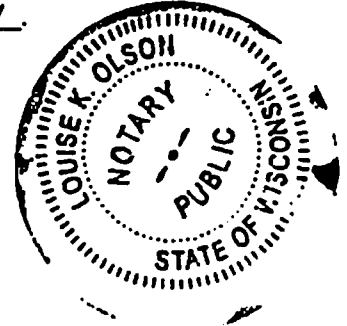
- 1. That the undersigned is an adult resident of the City of LaCrosse
 State of Wisconsin.
- 2. That the undersigned is the legal owner of the property located at:
333 Main St. LaCrosse, WI 54601
(address of subject parcel for Conditional Use)
- 3. By signing this affidavit, the undersigned property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

[Signature]
 Property Owner

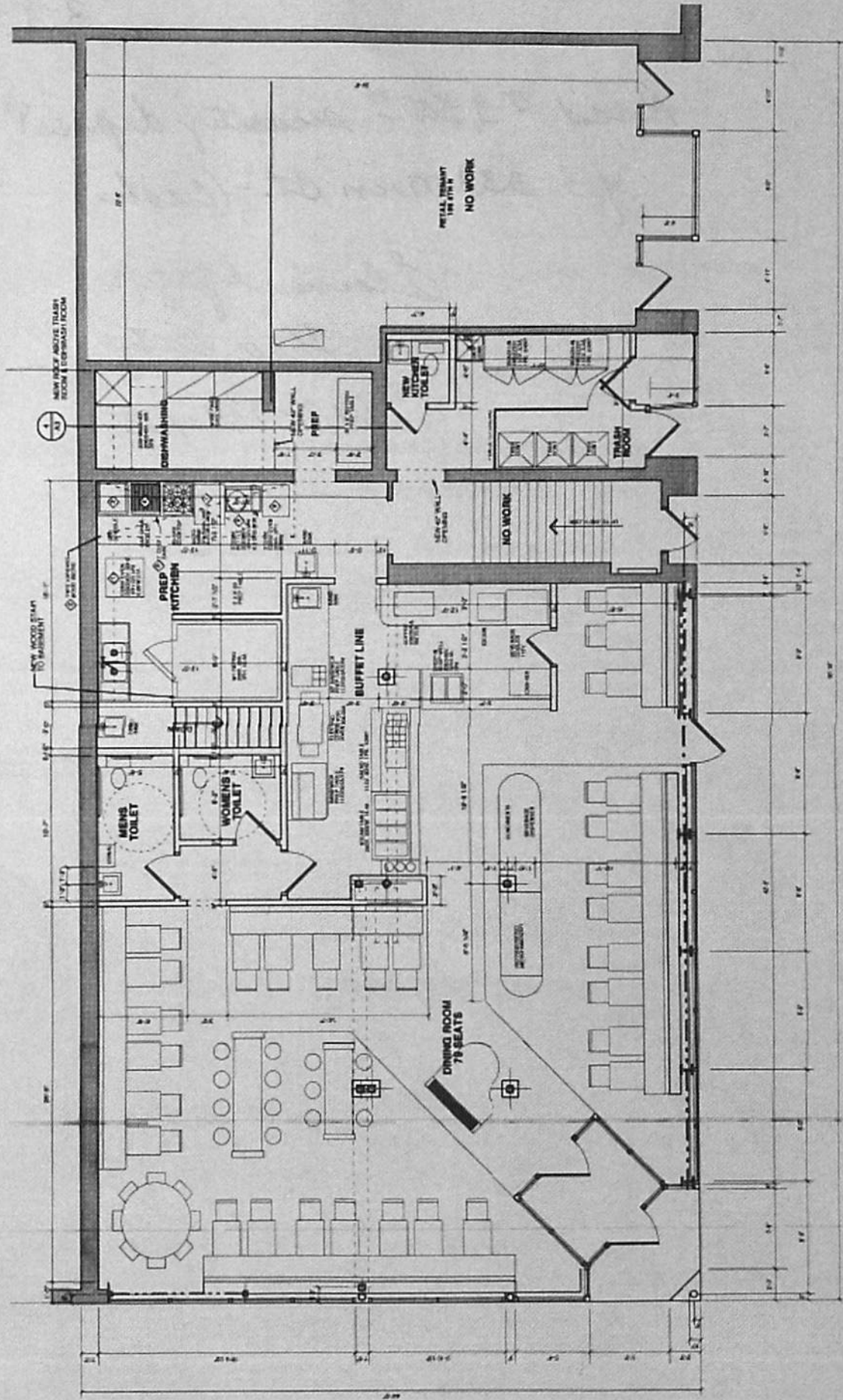
Subscribed and sworn to before me this 7th day of May, 2021.

Louise K. Olson

Notary Public
 My Commission expires 10/27/2021.

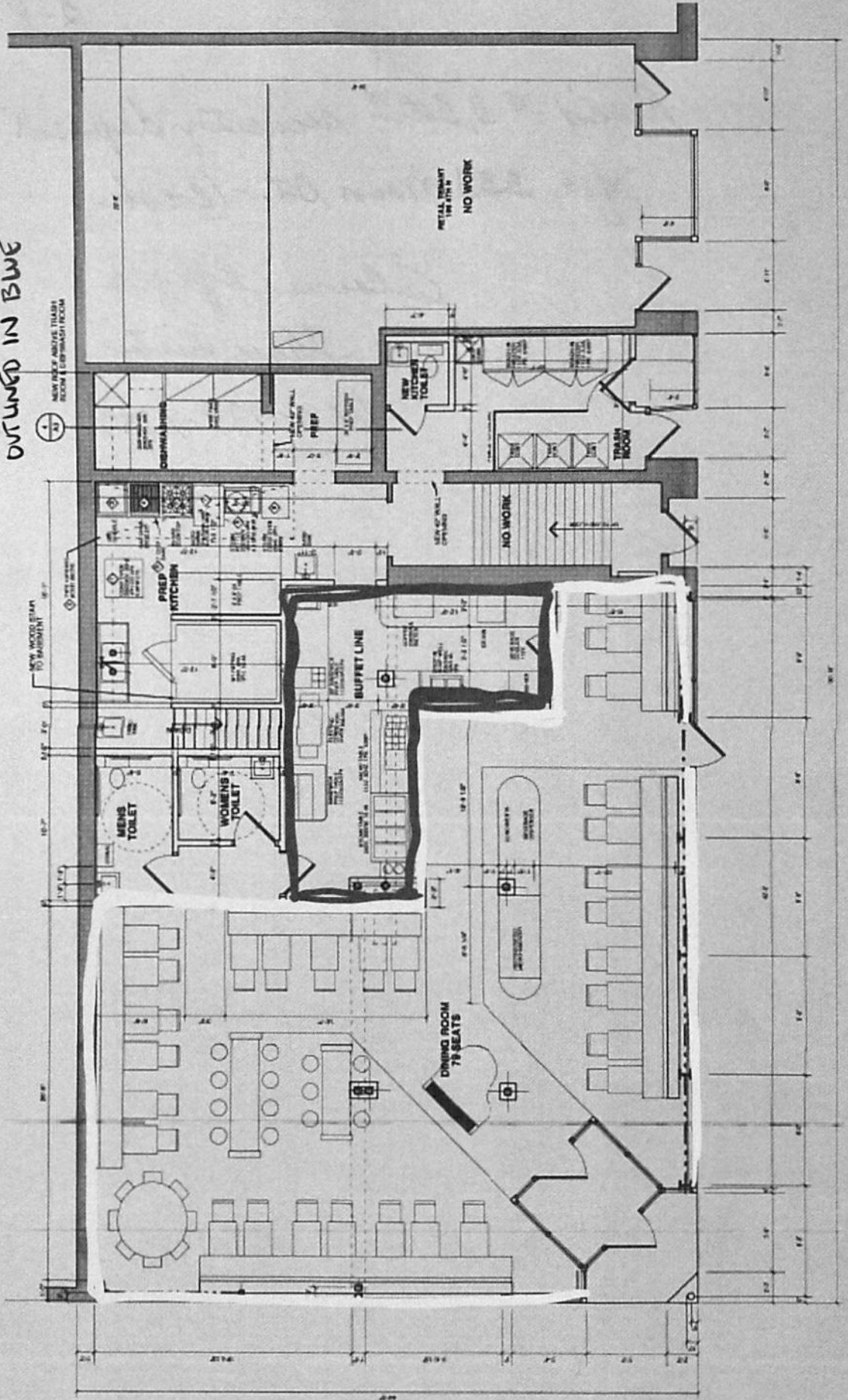


BUILDING FLOOR PLAN



BUILDING FLOOR PLAN

- ALCOHOL SERVED IN AREAS OUTLINED IN
- ALCOHOL SERVED IN AREA OUTLINED IN BWE



The Mexcal LLC
Summary of Business Plan

The Mexcal LLC is a Mexican restaurant located at 333 Main Street, La Crosse, WI 54601. The Mexcal LLC intends to prepare and serve food and beverages, both alcoholic and non-alcoholic. The target customer base consists of families and adults of all ages.

Principal members of The Mexcal LLC are as follows:

Alejandro A. Flores
Gilmar Yoshihide Kogiso Vada
Alexis Guillen Tafoya

The Mexcal LLC intends to hire approximately 15-20 employees in total.

The Mexcal LLC intends for our operating hours to be as follows:

Monday-Wednesday 11am-9pm
Thursday-Saturday 11am-12am (midnight)