

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

~~Zachary Switzer~~ LAX Food Hall LLC

617 14th street south, La Crosse WI 54601

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

Bradley Frann Exchange Building  
508 Jay St STE 101

Architect (name and address), if applicable:

Colin Klos  
N5560 CTH ZM Suite 3 Onalaska, WI. 54650

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address(es) of subject parcel(s): 508 Jay Street, La Crosse WI 54601

Tax Parcel Number(s): 17-20036-010

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

see attached

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: unused storefront space

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

Food Hall, a food hall is a communal dining area with several local "vendors", each selling a different ethnicity of food, representing each culture that makes up La Crosse.

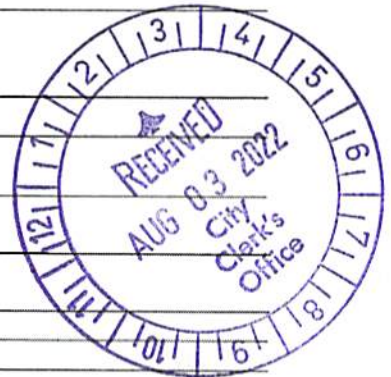
Type of Structure proposed: existing

Number of current employees, if applicable: 1

Number of proposed employees, if applicable: 14

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: \_\_\_\_\_

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.

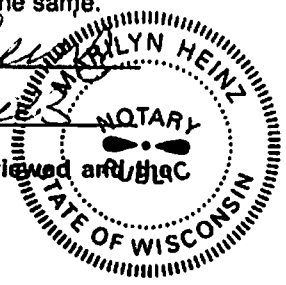
Brad Fubm 2/22/22  
(signature) (date)

608-777-4372 murraygmt@gmativm-properties.com  
(telephone) (email)

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

Personally appeared before me this 22 day of Feb, 2022, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Marilyn Heinz  
Notary Public  
My Commission Expires: 8-14-2023



Applicant shall, before filing with the City Clerk's Office, have this application reviewed and information verified by the Director of Planning & Development.

Review was made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_  
Director of Planning & Development

**AFFIDAVIT OF OWNER**

STATE OF Wisconsin )  
 ) SS  
COUNTY OF La Crosse )

The undersigned, Bradley Frahm, being duly  
(owner of subject parcel(s) for Conditional Use)

sworn states:

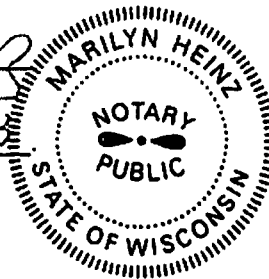
1. That the undersigned is an adult resident of the City of La Crosse  
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:  
508 Jay Street  
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes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




Brad Frahm  
Property Owner

Subscribed and sworn to before me this 22 day of Feb, 2022.

Marilyn Heinz

Notary Public  
My Commission expires 8-14-2025



<h1>LAX Food Hall</h1>	508 Jay St 
	608-790-9666 
	Info@LAXfoodHall.com 

## Proposed Business

LAX food hall gives an opportunity to community members blocked by existing racial and economic structures from starting their own restaurant business. It's a communal dining area with 10 stalls for 10 locally-owned restaurants, much like a food court, but with local food representative of each culture that makes up La Crosse. We especially look forward to assisting individuals of minority status or members of other disadvantaged groups open their own businesses. By removing most of the overhead, we change the capital needed to start a restaurant from \$350k to \$15k on average. Our goal is to create a community centerpiece for all of La Crosse's residents plus those visiting our city. Our strategic location on 5<sup>th</sup> avenue and Jay Street is perfect for this, surrounded by offices and right in the soon to be revitalized 5th avenue district. We are also a couple blocks from the existing entertainment district and a couple blocks from the newly remodeled convention center. We are the bridge from (and work in partnership with) the existing business incubator to restaurants getting their own storefronts. We also give owners of food trucks the opportunity to take that next step to brick-and-mortar restaurant ownership.

## % Of alcohol sales vs. rental income

ALCOHOL 50% PROJECTED

RENTAL 50% BY CONTRACT

Planned Hours: 10am-10pm Sunday-Wednesday, staying open until 2am Thursday-~~Friday~~<sup>SAT</sup> (subject to change)

- The top floor will close at 10pm daily

Lax Food Hall LLC  
 Zachary Switzer, member  
 617 14th street S  
 La Crosse, WI. 54601  
 info@laxfoodhall.com



State Bar of Wisconsin Form 2-2003  
WARRANTY DEED

Document Number

Document Name

1663471  
LACROSSE COUNTY  
REGISTER OF DEEDS  
CHERYL A. MCBRIDE

RECORDED ON  
09/16/2015 03:08PM  
REC FEE: 30.00  
TRANSFER FEE: 4200.00  
EXEMPT #:  
PAGES: 2

THIS DEED, made between Maureen L. Kinney, Brent P. Smith,  
Ellen M. Frantz, Gregory S. Bonney and Peder G. Arneson, general partners,  
d/b/a Law Exchange Building Partnership  
("Grantor," whether one or more), and EXCHANGE BUILDING LLC,  
a Wisconsin limited liability company MLK

("Grantee," whether one or more).  
Grantor for a valuable consideration, conveys and warrants 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):

The North 41.42 feet on the West and the North 41.97 feet on the East of Lot 1 in  
Block 17 of C. & F.J. Dunn, H. L. Douman & Peter Cameron's Addition to Town  
of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin. Also that  
part of Jay Street, vacated, described as follows: Beginning at the Northwest  
corner of said Lot 1; thence North along the East line of Fifth Avenue 16 feet;  
thence East parallel with the North line of said Lot 1 to the point of intersection  
of said line with the East line of said Lot 1 extended North; thence South along  
said extended line 16 feet to the Northeast corner of said Lot 1; thence West  
along the North line thereof to the point of beginning.

Recording Area

Name and Return Address  
Exchange Building LLC  
222 28th St S  
La Crosse WI 54601

17-20038-010  
Parcel Identification Number (PIN)

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

Exceptions to warranties:

Easements and restrictions of record, municipal and zoning ordinances, and taxes and  
assessments not yet due.

Dated September 14, 2015

LAW EXCHANGE BUILDING PARTNERSHIP

[Signature]  
By: Brent P. Smith, Partner  
[Signature]  
By: Ellen M. Frantz, Partner

[Signature] (SEAL)  
By: Gregory S. Bonney, Partner (SEAL)  
[Signature] (SEAL)  
By: Peder G. Arneson, Partner (SEAL)

AUTHENTICATION  
Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

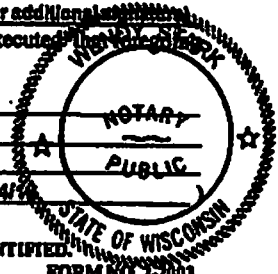
ACKNOWLEDGMENT  
STATE OF WISCONSIN )  
) ss.  
LA CROSSE COUNTY

TITLE: MEMBER STATE BAR OF WISCONSIN  
(if not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

Personally came before me on September 14, 2016  
the above-named Brent P. Smith, Ellen M. Frantz, Gregory S.  
Bonney and Peder G. Arneson (see attached for additional information)  
to me known to be the person(s) who executed the above-mentioned  
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:  
Attorney Maureen L. Kinney/Johna. Flaherty & Collins, SC  
205 8th Ave S, Suite 600, La Crosse, WI 54601

[Signature]  
By: Wendy Stark  
Notary Public, State of Wisconsin  
My commission (expiration) (expires: 8/14/17)



NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.  
WARRANTY DEED 02003 STATE BAR OF WISCONSIN FORM NO. 2-2003  
\*Type name below signatures. INFO-PRO™ www.infoproforma.com


Dated: September 14, 2015

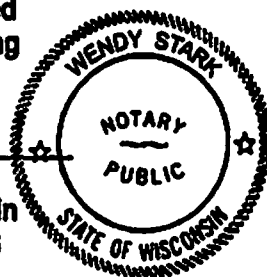
  
\*Maureen L. Kinney, Partner

**ACKNOWLEDGEMENT**

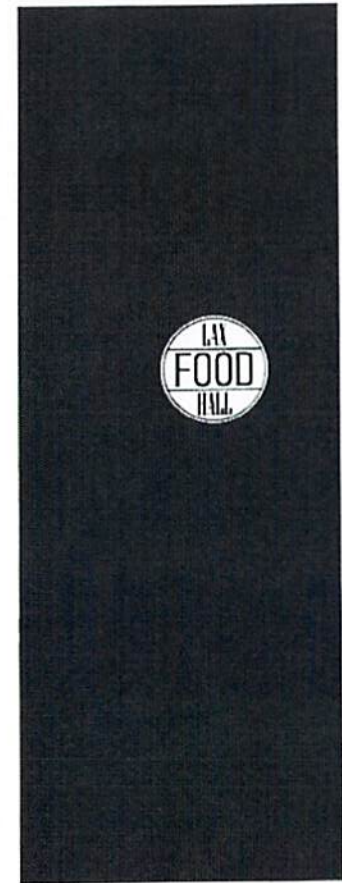
STATE OF WISCONSIN )  
  )ss  
LA CROSSE COUNTY    )

Personally came before me this 14 day of September, 2015, the above named Maureen L. Kinney, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

  
\*Wendy Stark  
Notary Public, State of Wisconsin  
My Commission expires 8/14/16



**Blade Sign with Internally Lit Cabinet and Vinyl Graphics**



Approved by: \_\_\_\_\_ Date: \_\_\_\_\_ Landlord: \_\_\_\_\_ Date: \_\_\_\_\_

\*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.  
 \*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.

This artwork is copyright La Crosse Sign Group and may not otherwise be used without permission. It is the property of La Crosse Sign Group and must be returned to them upon request.

[lacrossesign.com](http://lacrossesign.com)



1450 Oak Forest Drive • Onalaska, WI 54650 • 608-781-1450  
 2242 Mustang Way • Madison, WI 53718 • 608-222-5353  
 2502 Melby Street • Eau Claire, WI 54703 • 715-835-6189

**DESIGN**

Drawing by: Chris Clark  
 Sign Type: Blade Sign  
 Date Created: 1-26-2022  
 Last Modified: 2-10-2022  
 Scale: 3/8"=1'

**SALES**

Job Name: LAX Food Hall  
 Job Address: 508 Jay St.  
 La Crosse, WI 54601  
 Consultant: Jeff Brezinka  
 Job Number: 115861

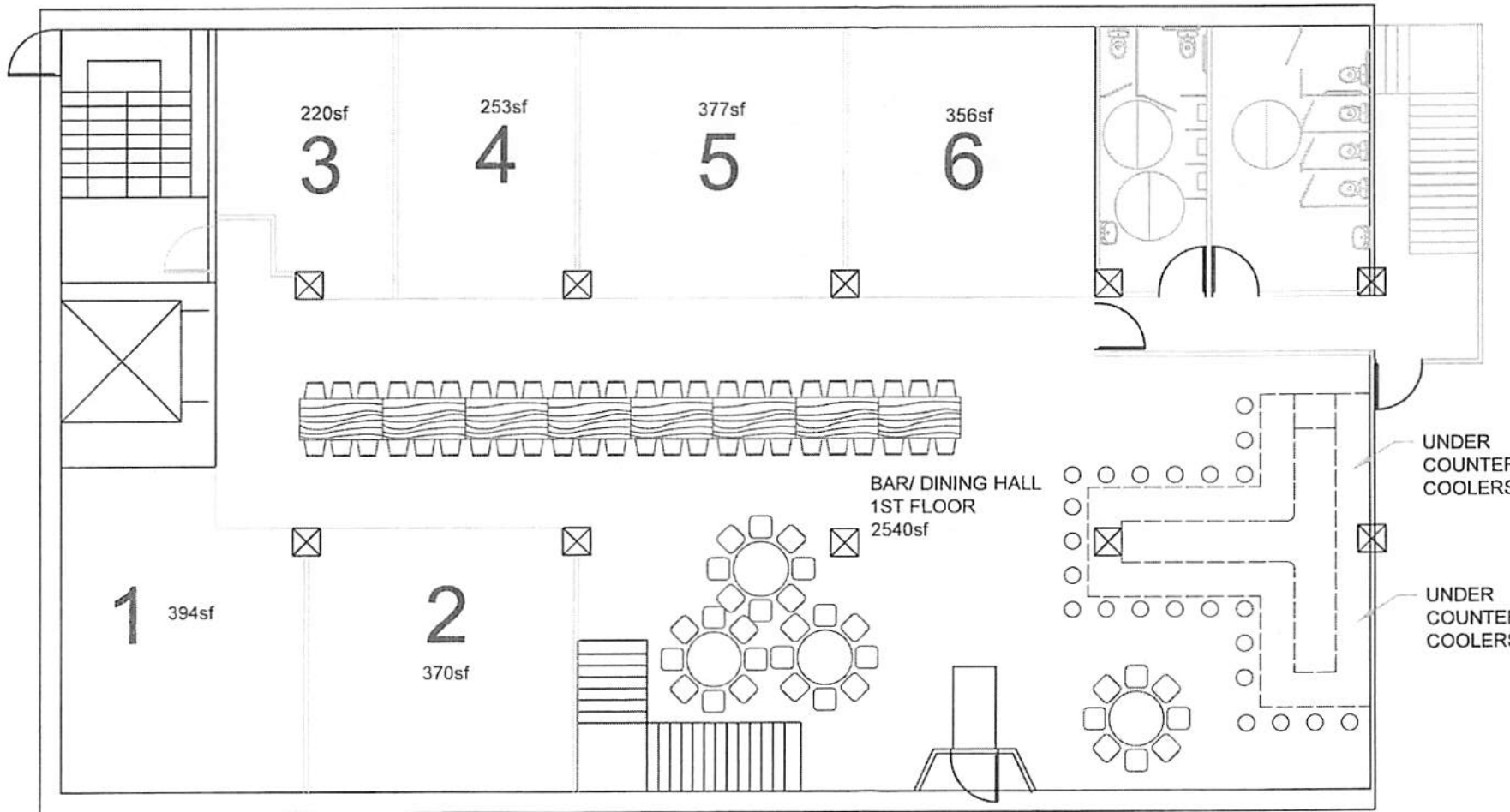
**FILE**

Version Number: 3  
 Job File Location:  
 S:\LAX Food Hall\115861  
 Projecting Sign\Design

**COLOR KEY**

- ① Gold Met 220-131
- ② Matte Black 220-22
- ③ White
- ④ TBD/Black Box MP33758
- ⑤





1 1st FLOOR  
Scale: 1/8"=1'@11"x17"



**LAX FOOD HALL RENO**  
508 JAY STREET  
LA CROSSE WISCONSIN 54601

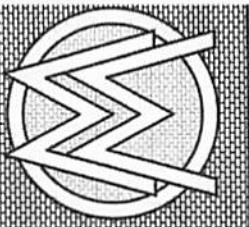
MICHAEL MARGULIS  
MARGULIS@LAXFOODHALL.COM  
608-790-7666

12/28/2012				
CREATED				
1	2	3	4	5

FURNITURE PLAN

ARC-101



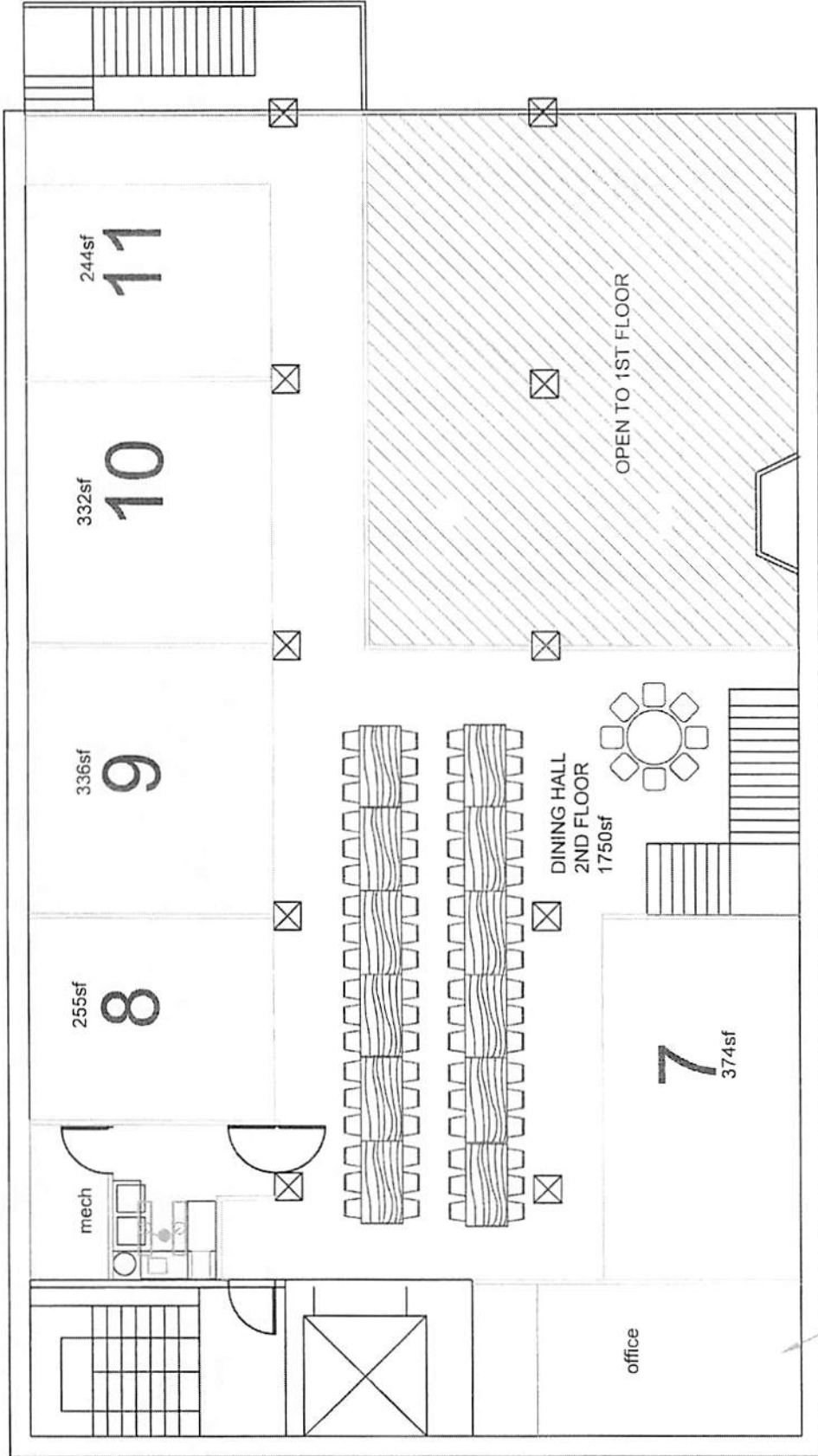


LAX FOOD HALL RENO  
 508 JAY STREET  
 LA CROSSE WISCONSIN 54601  
 MICHAEL MARGULIS  
 MARGULIS@LAXFOODHALL.COM  
 608-790-7666

1	CREATED	12/28/2012
2		
3		
4		
5		

FURNITURE PLAN

ARC-102



1 2nd FLOOR  
 Scale: 1/8"=1'@11"X17"

STORAGE OF EXTRA BEER AND LIQUOR