

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):  
People's Food Cooperative, Inc.

315 5th Ave. S., La Crosse, WI 54601

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

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): 315 5th Ave. S., La Crosse, WI 54601

Tax Parcel Number(s): 17-20035-60

Legal Description (must be a recordable legal description; see Requirements):  
People's Food Cooperative, Inc. (SEE) Property Deeds

Zoning District Classification: Commercial - C2

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  X

Description of subject site and **CURRENT** use: Grocery Store and Community Space

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

Grocery Store and Community/Event Space (SEE) Proposed Operation Plan attached

Type of Structure proposed: Grocery Store & Community/Event Space

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

Number of **proposed** employees, if applicable: 2

Number of **current** off-street parking spaces: 12

Number of **proposed** off-street parking spaces: 12

\* If the proposed use is defined in Sec. 115-347(6)(c)

No (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: [Handwritten Signature] Date: 7.3.23  
(signature) (date)  
Telephone: 608 784 5798 Email: liz.haywood@pfc.coop  
(telephone) (email)

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

Personally appeared before me this 3<sup>rd</sup> day of July, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Handwritten Signature] Peter Lehn  
Notary Public  
My Commission Expires: 04/24/2027

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 12<sup>th</sup> day of July, 2023.

Signed: [Handwritten Signature]  
Director of Planning & Development

**AFFIDAVIT OF OWNER**

STATE OF Wisconsin )  
 ) ss  
COUNTY OF La Crosse )

The undersigned, Elizabeth F. Haywood, being duly  
*(owner of subject parcel(s) for Conditional Use)*

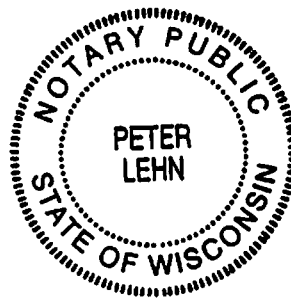
sworn states:

1. That the undersigned is an adult resident of the City of La Crescent,  
State of Minnesota.
2. That the undersigned is a/the legal owner of the property located at:  
315 5th Ave. S., 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.

*Elizabeth F. Haywood*  
Property Owner

Subscribed and sworn to before me this 3<sup>rd</sup> day of July, 2023.

*Peter Lehn*  
Peter Lehn  
Notary Public  
My Commission expires 04/24/2027.



## **Proposed Operation Plan for People's Food Cooperative, Inc.**

Total alcohol sales for on and off premise consumption are projected to be 4% (\$470,000) of the total goods sold at the store.

Gross Sales will be achieved by:

- The sale of wine, beer and spirit sales for off-site consumption.
- The sale of on-site consumption alcoholic beverages available in our community/event space.
  - o Private events
  - o PFC sponsored public events
  - o PFC classes: (wine, beer, spirit tasting classes, pairing alcoholic beverages with meals, etc.)

All alcohol products will be held on the retail sales floor, and back stock will be held in a secured storage room on the first floor. See store drawings.



1203197

STATE BAR OF WISCONSIN FORM 2 - 1982  
WARRANTY DEED

VOL 1255 PAGE 309

DOCUMENT NO.

RECORDED  
AT 3:00 P M  
JUL 24 1998  
DEBORAH J. FLOCK  
REGISTER OF DEEDS  
LA CROSSE COUNTY

William E. Bruring and Louise A. Bruring,  
husband and wife  
conveys and warrants to People's Food Cooperative, Inc.,  
a Wisconsin corporation

\$10.00

THIS SPACE RESERVED FOR RECORDING DATA  
NAME AND RETURN ADDRESS

People's Food Coop  
329 5th Avenue South  
La Crosse, WI 54601

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

Lot 5 in Block 16 of C. & F. J. Dunn, H. L. Dousman and Peter Cameron's Addition to the Town of La Crosse, in the City of La Crosse.

17-20035-080  
PARCEL IDENTIFICATION NUMBER

Subject to easements and restrictions of record.

TRANSFER  
\$32.80  
FEE

This is not homestead property.  
(is) (is not)  
Exception to warranties:

Dated this 23 day of July, A.D., 1998

\_\_\_\_\_  
(SEAL)  
• \_\_\_\_\_  
(SEAL)  
• \_\_\_\_\_

William E. Bruring (SEAL)  
• William E. Bruring  
Louise A. Bruring (SEAL)  
• Louise A. Bruring

AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN  
(if not, \_\_\_\_\_  
authorized by 8706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY  
Attorney Joseph D. Becker  
La Crosse, WI 54601

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

State of Wisconsin, } ss.

La Crosse County, }

Personally came before me this 23 day of July, 1998, the above named William E. Bruring and Louise A. Bruring

to me known to be a person same who executed the foregoing instrument and same

Norma L. Karth  
Norma L. Karth

Notary Public; La Crosse County, Wis.  
My commission is permanent. (If not, state expiration date)  
2-14-19-99

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



STATE BAR OF WISCONSIN FORM 2 - 1998  
WARRANTY DEED

Document Number

This Deed, made between Barbara Long, a single person

and People's Food Cooperative, Inc., a corporation under the laws of the State of Wisconsin

Grantor, for a valuable consideration, conveys and warrants to Grantee the following described real estate in La Crosse County, State of Wisconsin:

Parcel A

Lots 3 and 4 in Block 16 of C. & F. J. Dunn, H. L. Dousman and Peter Cameron's Addition to the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin

1389439

LACROSSE COUNTY REGISTER OF DEEDS DEBORAH J. FLOCK

RECORDED ON 04/02/2004 04:06PM

REC FEE: 11.00 TRANSFER FEE: 2250.00 EXEMPT #:

PAGES: 1

Grantee's Name

Name and Return Address

People's Food Cooperative, Inc. 315 5th Avenue South La Crosse, WI 54601

17-20035-70 & 17-20038-60 Parcel Identification Number (PIN)

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

Exceptions to warranties:

Dated this 30th day of ~~February~~ March, 2004

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Barbara Long (SEAL)  
Barbara Long  
SILVIA DELAGARZA Notary Public STATE OF TEXAS My Comm. Exp: 11-10-2007 (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) \_\_\_\_\_

State of Texas

authenticated this \_\_\_\_\_ day of \_\_\_\_\_

Cameron County, 30th day of March, 2004, the above named

Barbara Long, a single person

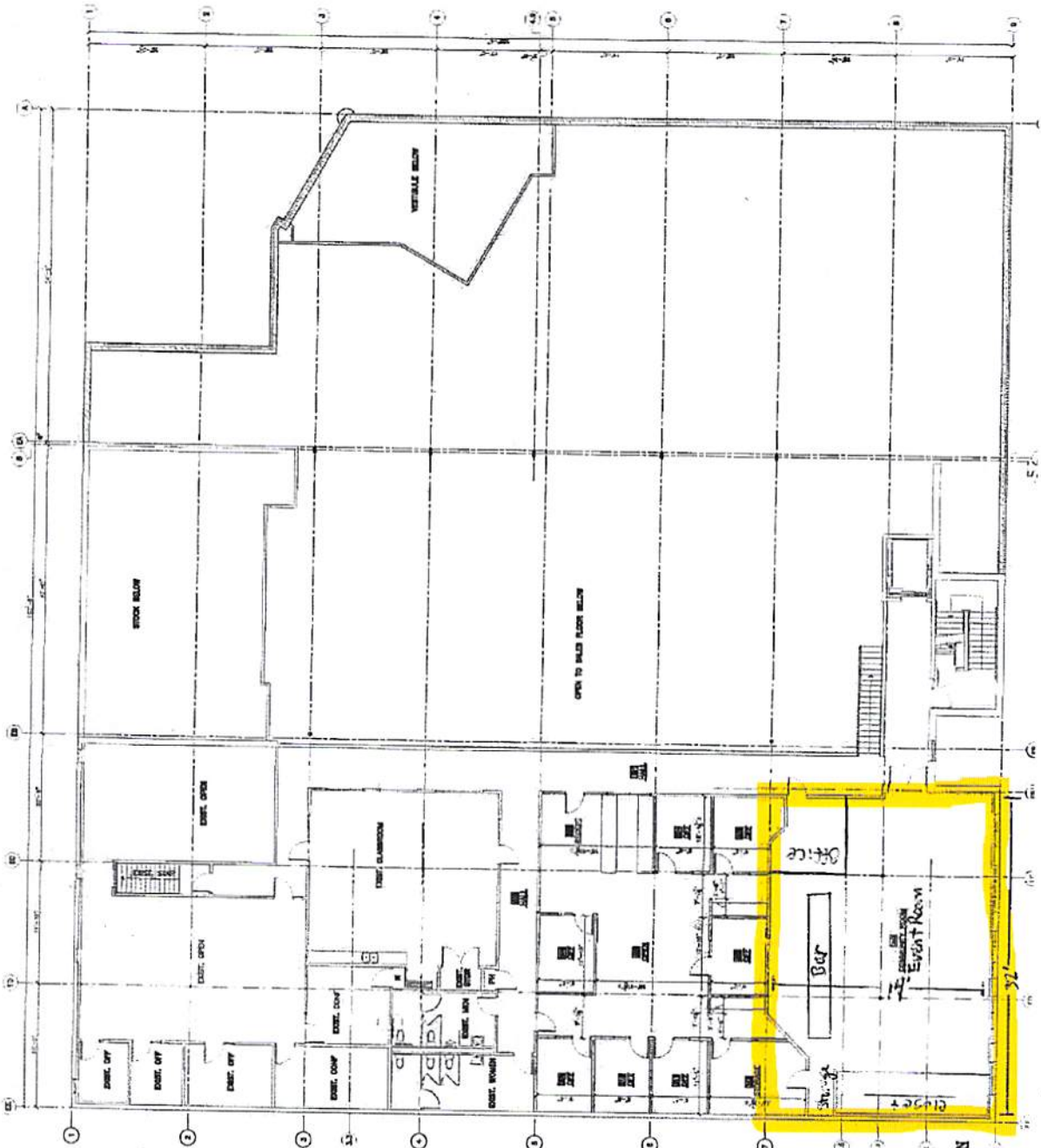
TITLE: MEMBER STATE BAR OF WISCONSIN (If not, \_\_\_\_\_ authorized by §706.06, Wis. Stats.)

to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY BLOMQUIST & ESPESET 3433 Broadway Street NE, Suite 255 Minneapolis, MN 55413

Silvia Dela Garza  
Notary Public, State of Texas My commission is permanent. (If not, state expiration date: 11-10-2007)

(Signatures may be authenticated or acknowledged. Both are not necessary)



**SECOND FLOOR PLAN**