

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

State Street Delicatessen, LLC
321 State St. La Crosse, WI 54601

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

Belle Square LLC
232 3rd St. North #100 La Crosse, WI 54601 (Former 102 Jay St STE 400)

Architect (name and address), if applicable:

The Kubala Washatko Architects
W61 N617 N. Mequon Ave Cedarburg, WI 53012

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

CD Smith
900 Viterbo Ct. La Crosse, WI 54601

Address(es) of subject parcel(s): 321 State St. La Crosse, WI 54601

Tax Parcel Number(s): 17-40381-140

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

Belle Square Conominium Unit 2- Cafe Unit - See attached deed

Zoning District Classification: C3- Community Business

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

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

Grocery & Tavern
See attached letter of description & site plans

Type of Structure **proposed**: Existing Building

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

Number of **proposed** employees, if applicable: 15-20

Number of **current** off-street parking spaces: 5

Number of **proposed** off-street parking spaces: No additional

CITY OF LA CROSSE, WI

General Billing - 163478 - 2019

006062-0007 Rebecca ... 02/07/2019 10:30AM

196781 - WEBER HOLDINGS

Payment Amount:

300.00

*** 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**: _____

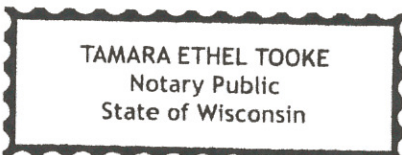
Check here if proposed operation or use will be **green space**: _____

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.



Donald Weber 2-6-19
(signature) (date)

1108-782-5041 Dweber@fneuber-group
(telephone) (email)

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

Personally appeared before me this 6th day of February, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Tamara Ethel Tooke
Notary Public
My Commission Expires: 1/22/23

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 February day of 6th, 2019.

Signed: Judy Allen, Senior Planner
Director of Planning & Development

TAMARA ETHEL TOOKER
Notary Public
State of Wisconsin

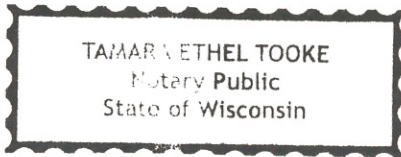
AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, Donald J. Weber, 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:
321 State Street, 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.



Donald J. Weber
Property Owner

Subscribed and sworn to before me this 4th day of February, 2019.

Tamara Ethel Tooke

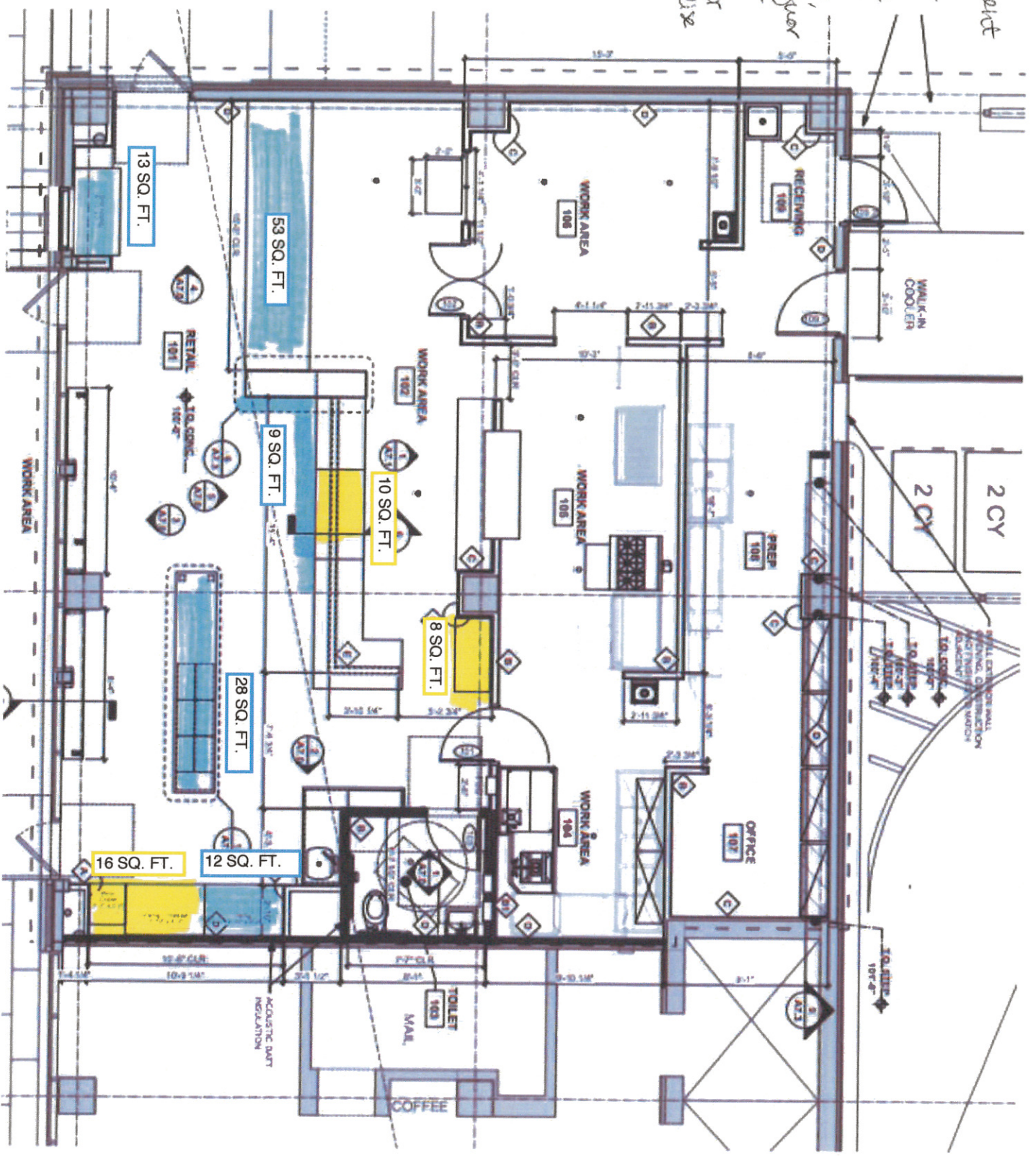
Notary Public
My Commission expires 1/22/23.

TAMM, WILHELM TOOKER
1870-1940
State of Wisconsin

*Exact equipment layout subject to change

34% Beer, wine, liquor Storage

15% Other Merchandise areas



13 SQ. FT.

53 SQ. FT.

9 SQ. FT.

10 SQ. FT.

8 SQ. FT.

28 SQ. FT.

16 SQ. FT.

12 SQ. FT.

WORK AREA

WORK AREA

WORK AREA

WORK AREA

RECEIVING

PREP

OFFICE

RETAIL

WORK AREA

TOILET MALE

COFFEE

WALK-IN COOLER

2 CY

2 CY

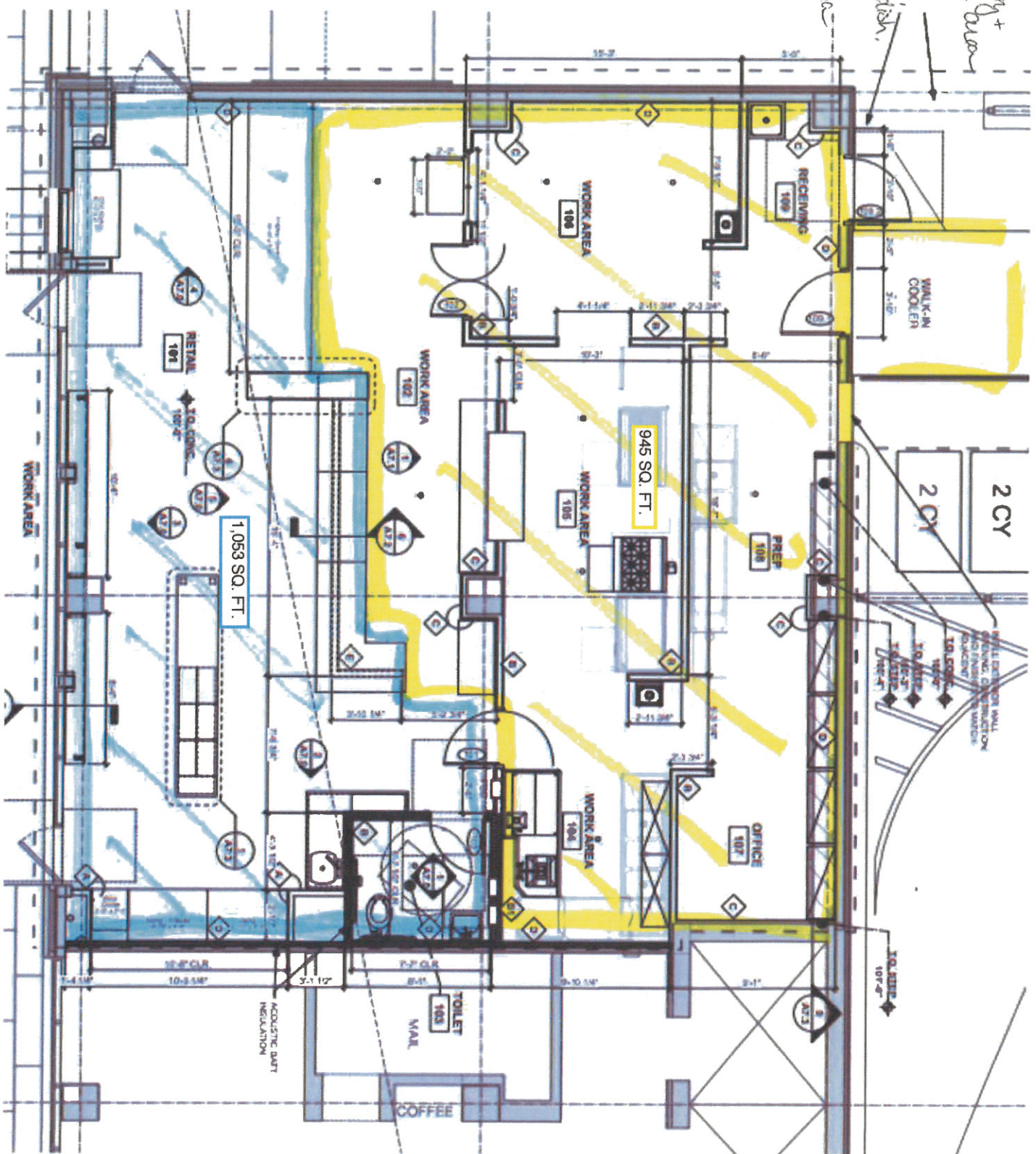
WALL EXTERIOR HALL
STAIRING, ELEVATOR
TOILET
TOILET
TOILET
TOILET

TOILET

ACOUSTIC BATT
REGULATION

Greener +
Tavern Area

Kitchen,
butcher, dish,
Storage,
Boat Area



1,053 SQ. FT.

945 SQ. FT.

RETAIL STORE WALL
TO BE REMOVED TO
ALLOW FOR EXPANSION
OF OFFICE

TOILET
107-4'

COFFER

ACOUSTIC PART
REGULATION

WORK AREA

RETAIL
101

OFFICE
107

PREF
108

WORK AREA
104

WORK AREA
103

WORK AREA
102

WORK AREA
100

2 CY

2 CY

WALK-IN
COOLER

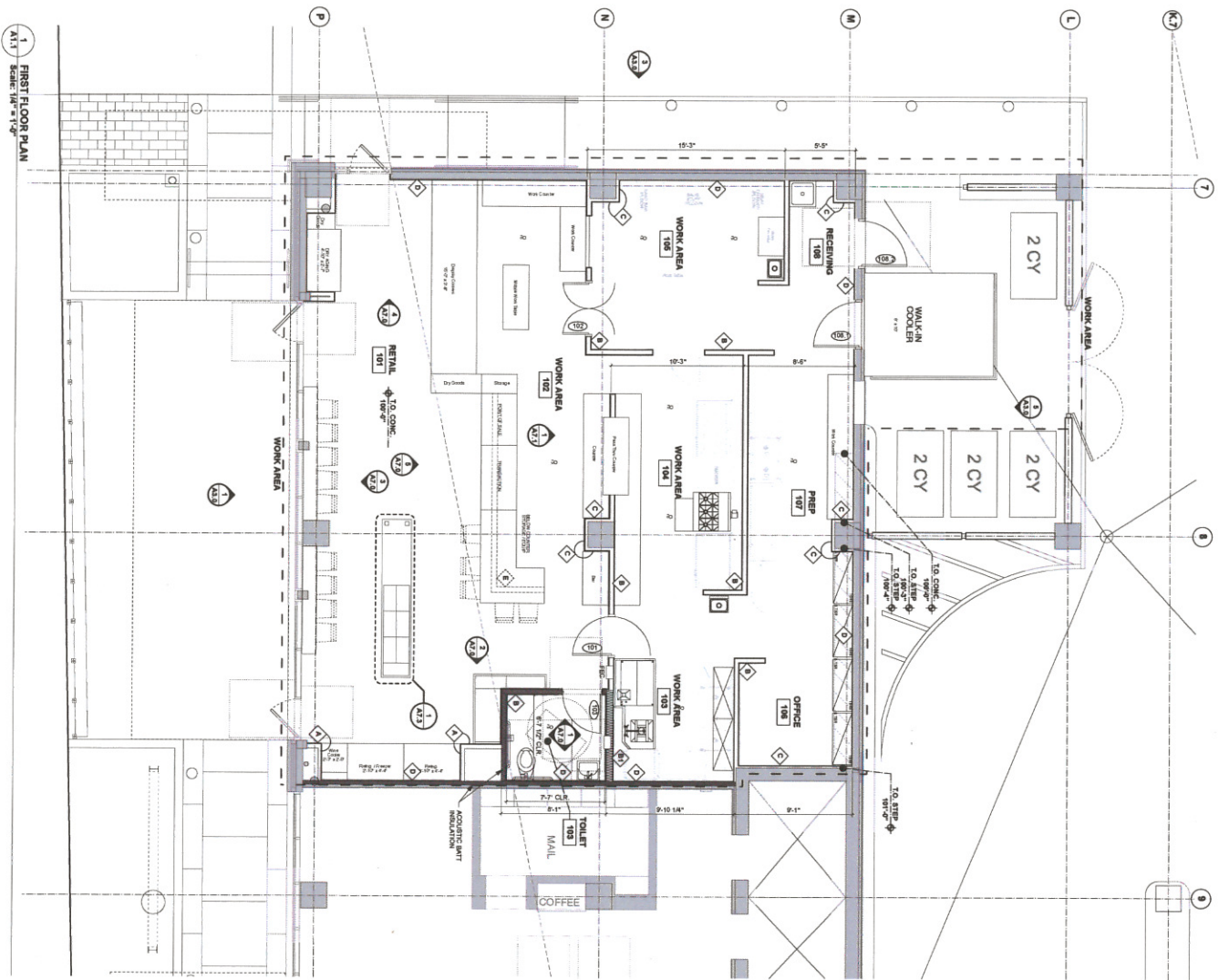
RECEIVING
109

TOILET
103

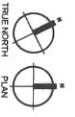
MAIL

TOILET
103

RETAIL
101



1 FIRST FLOOR PLAN
 A1.1 SCALE: 1/4" = 1'-0"



TK WVA
 The Hobas Wallace Architects, Inc.
 200 West Main Street
 P.O. Box 5012
 P.O. Box 277208 | 762-277-2904

Belle Square
 Butcher & Deli

OWNER
WEBER HOLDINGS
 2100 North Main Street
 P.O. Box 181
 P.O. Box 181
 DESIGN BUILDER
OD SMITH CONSTRUCTION, INC.
 200 East Main Street
 P.O. Box 1000
 P.O. Box 1000

PRELIMINARY
 NOT FOR
 CONSTRUCTION

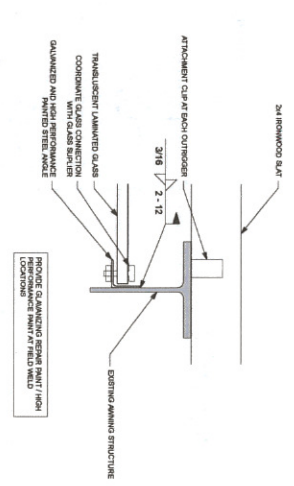
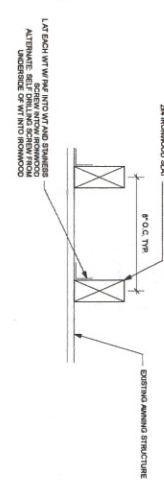
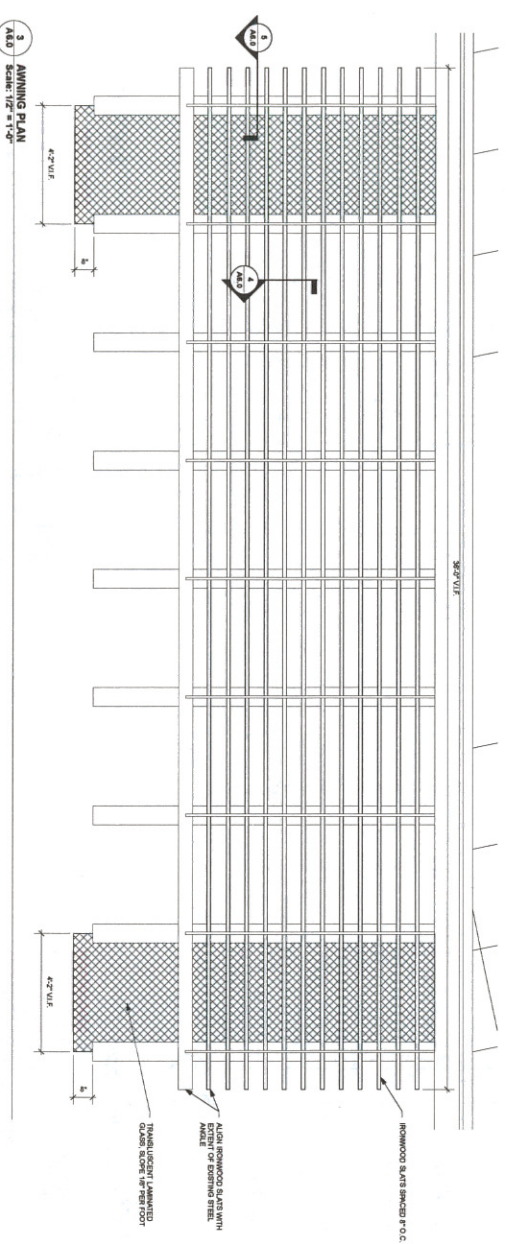
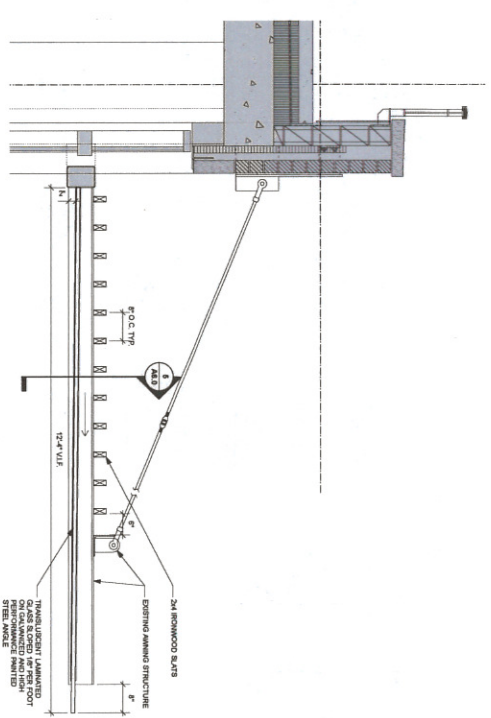
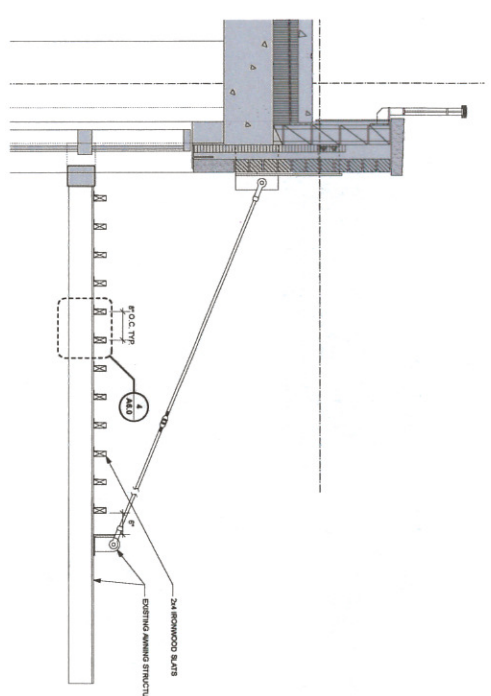
DATE
 January 22, 2019
 PROJECT NUMBER
 205614-10
 SHEET TITLE
Floor Plan

A1.1

- GENERAL NOTES**
1. ALL GENERAL CONTRACTING EXISTING CONDITIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OR MATERIAL LABORATION. REFERENTIAL ACTION IS ACTUAL CONDITIONS AS SHOWN ON THESE SHEETS.
 2. REFER TO MAIN SCHEDULE FOR ADDITIONAL INFORMATION.
 3. SEE INDIVIDUAL WALL TYPES (A4.0) FOR DIMENSIONS AND CONSTRUCTION.
 4. REFER TO ACCESSORY EQUIPMENT WITH OWNERS FOR SPECIFICATIONS, SUPPLEMENT FINISH TO DRAWING.
 5. INTERIOR METAL DOOR FINISHES TO BE UNLESS NOTED OTHERWISE.
 6. DIMENSIONS TO FACE OF STUD LINESS NOTED OTHERWISE.

SYMBOL KEY

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	WINDOW
	DOOR
	EXISTING DOOR TO REMAIN
	NEW DOOR
	ROOM NAME & NUMBER
	STRUCTURAL GRID LINE
	WALL ON RAISING SECTION (SEE DESIGNATED SHEETS)
	WALL TYPE
	INTERIOR ELEVATION TAG



CODE AND ZONING SUMMARY

APPLICABLE CODES

Minimum Building Commercial Building Code - 2015
 International Building Code (IBC) - 2015
 International Fire Code (IFC) - 2015
 International Energy Conservation Code (IECC) - 2015
 International Existing Building Code (IEBC) - 2015
 NFPA 101 - Life Safety Code
 NFPA 13 - Fire Protection Code
 NFPA 14 - Fire Alarm and Notification Code
 NFPA 15 - Fire Sprinkler Code
 NFPA 16 - Fire Standpipe and Hose System Code
 NFPA 70 - National Electrical Code
 NFPA 72 - National Fire Alarm and Signaling Code
 NFPA 99 - Health Care Facilities Code
 NFPA 101 - Life Safety Code
 NFPA 13 - Fire Protection Code
 NFPA 14 - Fire Alarm and Notification Code
 NFPA 15 - Fire Sprinkler Code
 NFPA 16 - Fire Standpipe and Hose System Code
 NFPA 70 - National Electrical Code
 NFPA 72 - National Fire Alarm and Signaling Code
 NFPA 99 - Health Care Facilities Code

ZONING

Community Business District
 Accessory Dwelling (B)

OCCUPANCY

Typical Non-Separated Use
 Type I-A, Full Sprinklered

TYPE OF CONSTRUCTION

Typical I-A, Full Sprinklered

NUMBER OF STORIES

Level 2

ALTERNATION TYPE

1, 50% SF

AREA OF ALTERATION

STAIRS, VAN

EGRESS WIDTH

STAIRS: VAN

OCCOEN

100% PROVIDED = 100%

FIRE SUPPRESSION

Full Sprinklered (NFPA 13 (IBC 903))

MANUAL FIRE EXTINGUISHERS

Provision Fire Extinguishers installed per NFPA 10, 20 & 24.3, IBC 906 & Local Agency

ALARM SYSTEM

Fire and Smoke Alarms per IBC 907

FIRE RESISTIVE REQUIREMENTS (PER IBC TABLE 601 & 602)

TYPE I-A

STRUCTURAL FRAME

STEEL

FLOOR CONSTRUCTION & SECONDARY MEMBERS

2 IN

NON-BURNING INTERIOR WALLS

2 IN

AND FLOORCEILING CONSTRUCTION

3 IN (PER 910.2)

BUILDING UTILITIES

3 IN (PER 910.2)

OCCUPANCY

M 23

WATER CLOSETS

17 MALE 1 PER 200 0.04 1.25 2/0 0.22 1.00 1.000 0.23 1

WATER CLOSETS (BID/ORDERED)

17 MALE 1 PER 200 0.04 1.25 2/0 0.22 1.00 1.000 0.23 1

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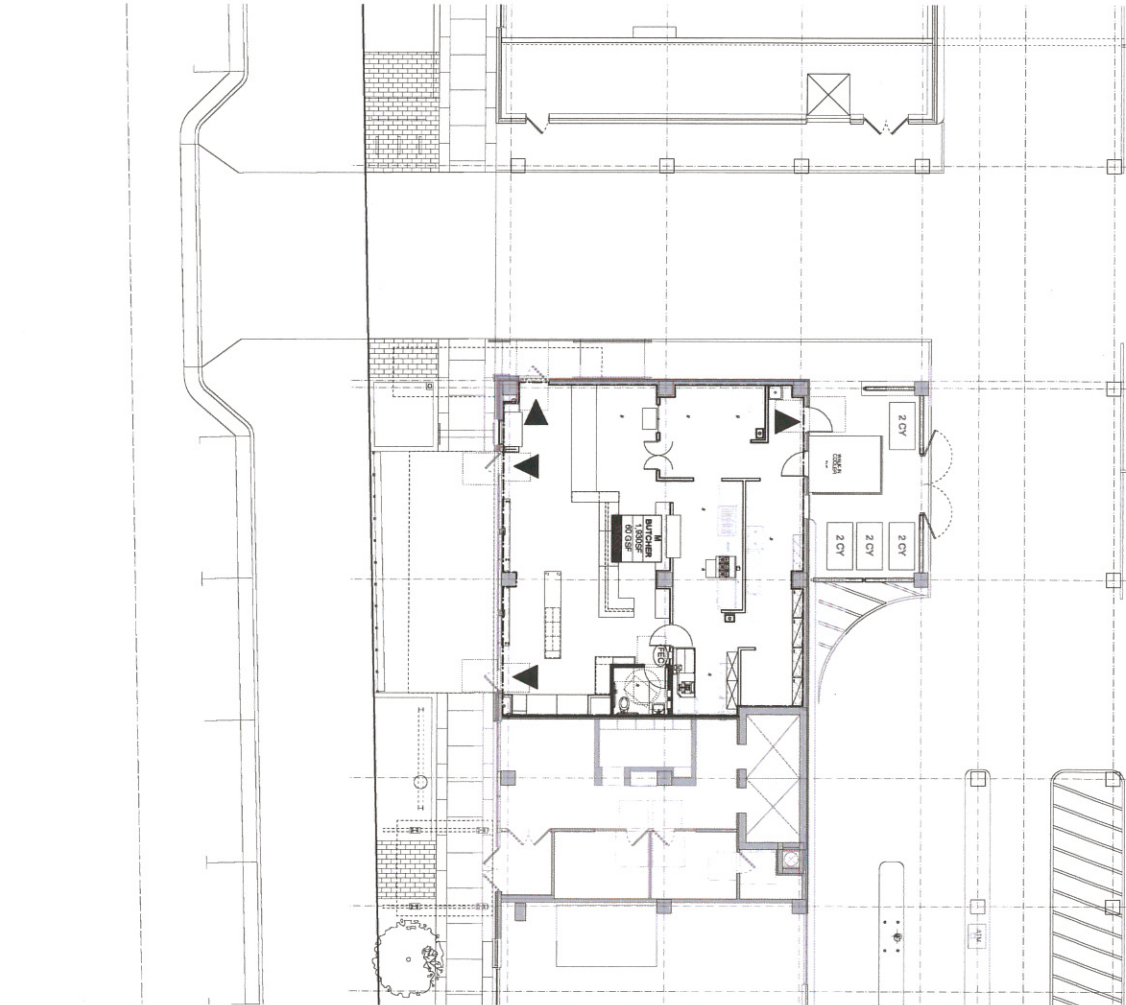
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17 MALE 1 PER 200 0.04 1.25 2/0 0.22 1.00 1.000 0.23 1

WATER CLOSETS (BID/ORDERED)

17 MALE 1 PER 200 0.04 1.25 2/0 0.22 1.00 1.000 0.23 1

STANDARD MOUNTING HEIGHTS



TRK
WVA

The Dallas Wholesale Architects, Inc.
 1911 North West Street
 Suite 1000
 Dallas, Texas 75208
 P: 214.757.8000 | F: 214.757.2954

Belle Square
 Butcher & Deli

LA CROSS, W
 OWNER
WEBER HOLDINGS
 1717 Commerce Street
 Dallas, Texas 75201
 P: 214.757.8000

CD SMITH
 CONSTRUCTION, INC

DESIGN BUILDER
 1000 West Loop West
 Suite 1000
 Dallas, Texas 75208
 P: 214.757.8000

PIERCE ENGINEERS, INC

REGISTERED PROFESSIONAL ENGINEERS
 1000 West Loop West
 Suite 1000
 Dallas, Texas 75208
 P: 214.757.8000

REVISIONS

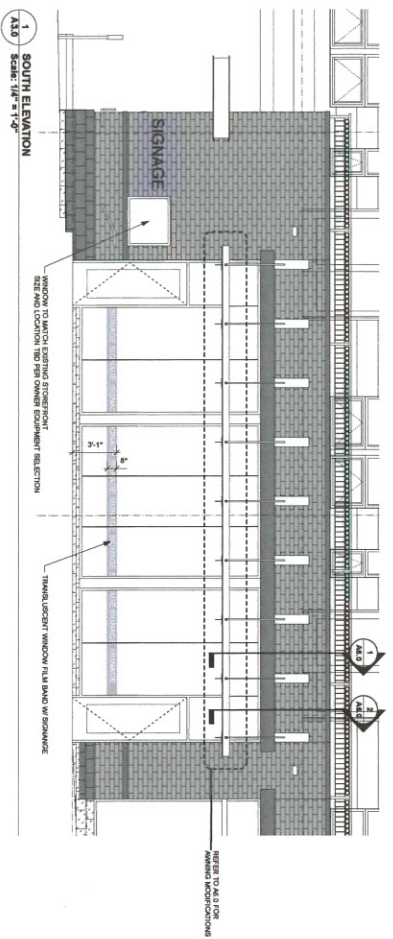
NO.	DATE	DESCRIPTION
01	12/11/2018	ISSUE FOR PERMIT

DATE: January 21, 2019
 PROJECT NUMBER: 2006914_10
 SHEET TITLE: ACCESSORIES

Code Sheet

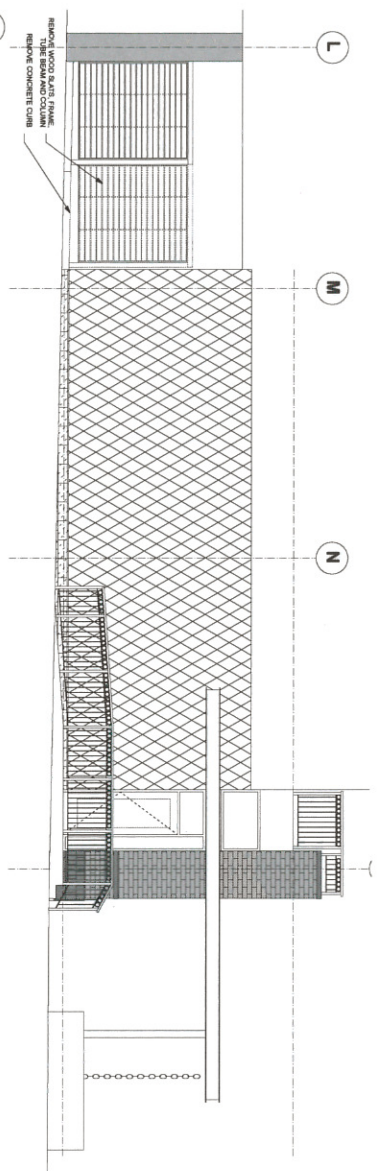
G1.1

PROJECT NUMBER: 2006914_10



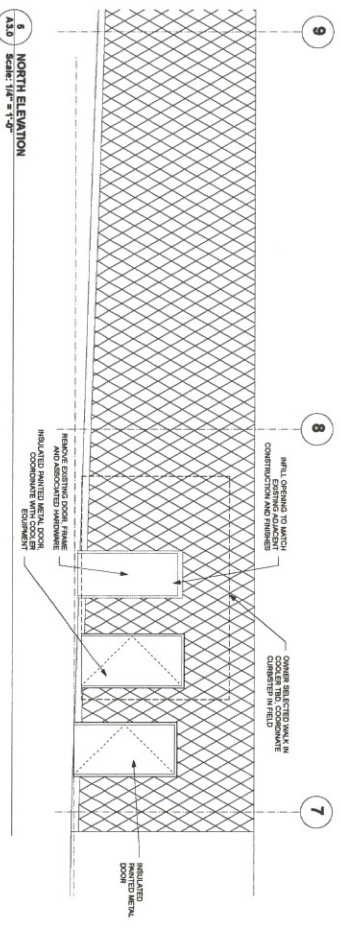
1 SOUTH ELEVATION
A3.0 Scale: 1/8" = 1'-0"

2 NOT USED
A3.0 Scale: 1/8" = 1'-0"



3 WEST ELEVATION
A3.0 Scale: 1/8" = 1'-0"

4 NOT USED
A3.0 Scale: 1/8" = 1'-0"



8 NORTH ELEVATION
A3.0 Scale: 1/8" = 1'-0"

1 NOT USED
A3.0 Scale: 1/8" = 1'-0"



The Keller, Washburn Architects, Inc.
Construction, WI 53012
P: 262.377.8038 | F: 262.377.2944

Belle Square
Butcher & Deli

LA CORONA, WI
OWNER:
WEBER HOLDINGS
1000 W. WISCONSIN
LA CORONA, WI 53022

DESIGN BURO:
CD SMITH
CONSTRUCTION, INC
1000 W. WISCONSIN
LA CORONA, WI 53022
P: 262.377.2944

STRUCTURAL ENGINEER:
PIERCE ENGINEERS, INC
101 N. Kankakee
LA CORONA, WI 53022
P: 442.279.2000

REVISIONS		
01	ISSUED SET	01/31/2019
DATE	January 31, 2019	
PROJECT NUMBER	2005614_10	
SHEET TITLE	Elevations	

SHEET NUMBER
A3.0

EXHIBIT A
LEGAL DESCRIPTION
For deed from The Residences at Belle Square LLC to Belle Square, LLC
For Café Unit

Unit 2 in Belle Square Condominium created by a "Declaration of Condominium" recorded on June 2, 2016, in the Office of the Register of Deeds for La Crosse County, Wisconsin, as Document No. 1675885, and any amendments and/or corrections thereto, and by the Condominium Plat of Belle Square Condominium, recorded in the same office on June 2, 2016, as Document No. 1675886, and any amendments and/or corrections thereto, said land being in the City of La Crosse, County of La Crosse, Wisconsin.

Tax No.: 17-40381-140

CONDOMINIUM PLAT OF BELLE SQUARE CONDOMINIUM

AN EXPANDABLE CONDOMINIUM
La Crosse County, Wisconsin

Office of the Registrar of Deeds
La Crosse County, Wisconsin
Received for Record June 2, 2016,
at 03:32 o'clock PM and recorded as
Document # 1675886 in
Volume 4 of Condo, page 38.
Christina M. Mink
Registrar of Deeds

BEARING BASIS

The orientation of this bearing system is based upon the southeasterly line of Block 25, Original Plat of the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin. Said line bears South 24 degrees 54 minutes 07 seconds West.

NOTE

- 1) All areas within the condominium and outside the units are common elements. Limited Common Elements are as shown.
- 2) This Plat will be subject to recorded assessments.

DESCRIPTION OF LAND IDENTIFIED IN THIS PLAT

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 25 of the Original Plat of the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin

Part of Government Lot 4 in Section 31, Township 16 North, Range 7 West, La Crosse County, Wisconsin, being the vacated alley in Block 25 of the Original Plat of the Town of La Crosse, in the City of La Crosse, described as follows: Commencing at the Northwest corner of Lot 1 in said Block 25, being the point of beginning of this description; thence South along the Eastern line of Lots 1, 2, 3, 4, and 5 in said Block 25, a distance of 300 feet more or less to the Southeast corner of said Lot 2; thence East, along the Southeast line of said Block 25, a distance of 20 feet more or less, to the Southeast corner of Lot 6 in said Block 25; thence North, along the Western line of Lots 6, 7, 8, 9 and 10 in said Block 25, a distance of 300 feet, more or less, to the Northwest corner of said Lot 10; thence West, along the North line of said Block 25, a distance of 20 feet more or less to the point of beginning.

CONDOMINIUM LAND DESCRIPTION (PHASE 1)

Those parts of Lot 4, Lot 5, Lot 6, Lot 7 and Lot 8, Block 25 Original Plat of the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin and that portion of the vacated alley that lies between said lots, described as follows:

Commencing at the most westerly corner of said Block 25; thence South 26 degrees 54 minutes 07 seconds West on the southeasterly line of said Block 25, assumed bearing, 158.44 feet to the point of beginning; thence North 63 degrees 05 minutes 53 seconds West, 71.16 feet; thence South 28 degrees 54 minutes 30 seconds West, 69.53 feet; thence North 74 degrees 34 minutes 38 seconds West, 83.20 feet; thence South 28 degrees 54 minutes 07 seconds West, 8.83 feet; thence North 63 degrees 05 minutes 53 seconds West, 131.67 feet; thence South 28 degrees 54 minutes 08 seconds West, 83.12 feet to the southeasterly line of said Block 25; thence North 64 degrees 15 minutes 33 seconds East, on said southeasterly line, 302.23 feet to said southeasterly line; thence North 28 degrees 54 minutes 07 seconds East on said southeasterly line, 164.00 feet to the point of beginning.

EXPANSION LAND DESCRIPTION

Those parts of Lot 1, Lot 2, Lot 3, Lot 4, Lot 7, Lot 8, Lot 9 and Lot 10, Block 25 Original Plat of the Town of La Crosse, in the City of La Crosse, La Crosse County, Wisconsin and that portion of the vacated alley that lies between said lots, described as follows:

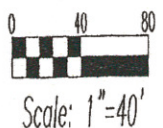
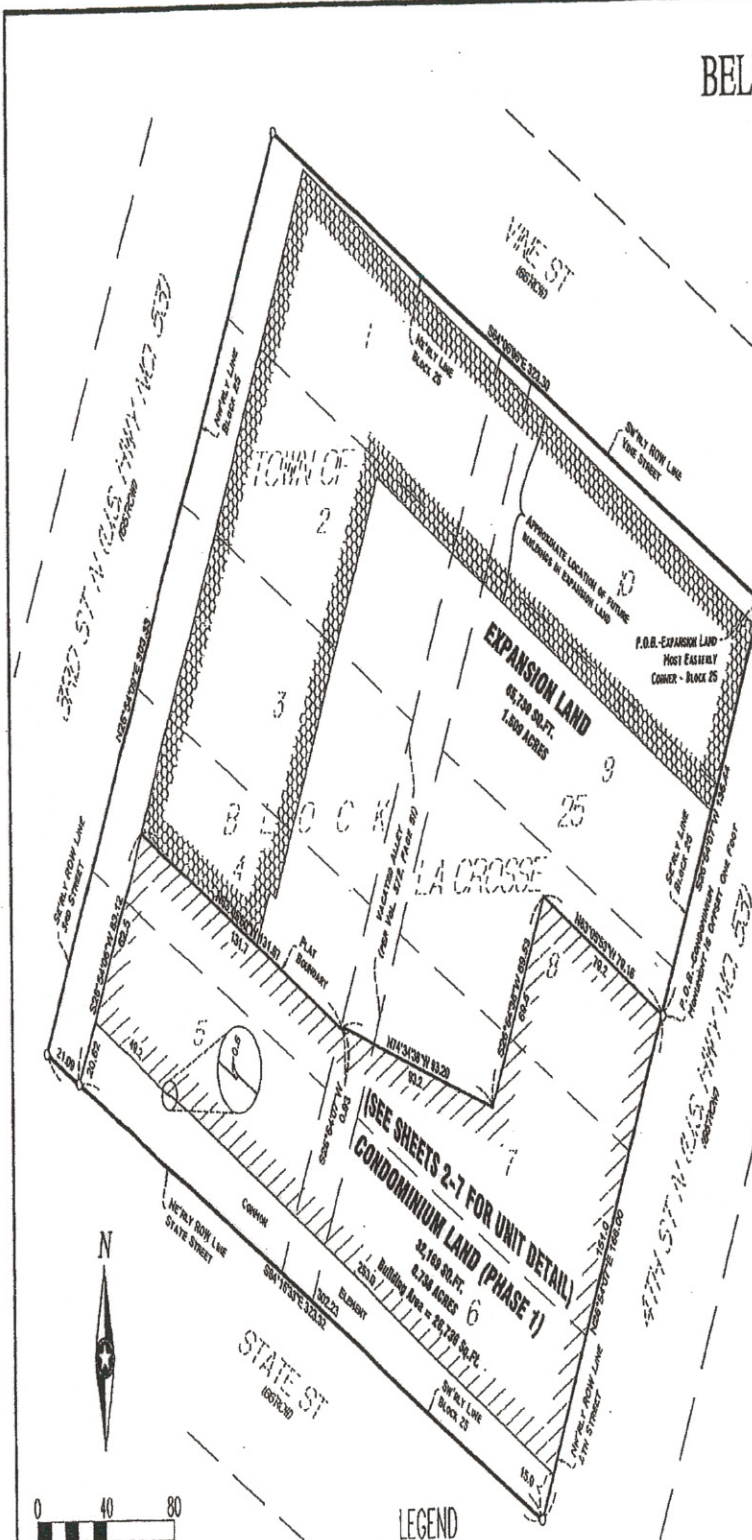
Beginning at the most westerly corner of said Block 25; thence South 28 degrees 54 minutes 07 seconds West on the southeasterly line of said Block 25, assumed bearing, 158.44 feet; thence North 63 degrees 05 minutes 53 seconds West, 72.16 feet; thence South 28 degrees 54 minutes 30 seconds West, 68.53 feet; thence North 74 degrees 34 minutes 38 seconds West, 83.20 feet; thence South 28 degrees 54 minutes 07 seconds West, 8.83 feet; thence North 63 degrees 05 minutes 53 seconds West, 131.67 feet; thence South 28 degrees 54 minutes 08 seconds West, 83.12 feet to the southeasterly line of said Block 25; thence North 64 degrees 15 minutes 33 seconds East, on said southeasterly line, 302.23 feet to the southeasterly line of said Block 25; thence North 28 degrees 54 minutes 07 seconds East on said southeasterly line, 323.30 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I, James R. Osborne, Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the actual boundary lines and the location of the buildings and improvements to be constructed upon the condominium property.

This plat is a correct representation of "Belle Square Condominium" as proposed at the date hereof, and the identification and location of each unit and the common elements can be determined from this plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in this plat and the approximate dimensions and floor areas thereof on this plat is based on construction plans provided by the client and do not represent as-built conditions.

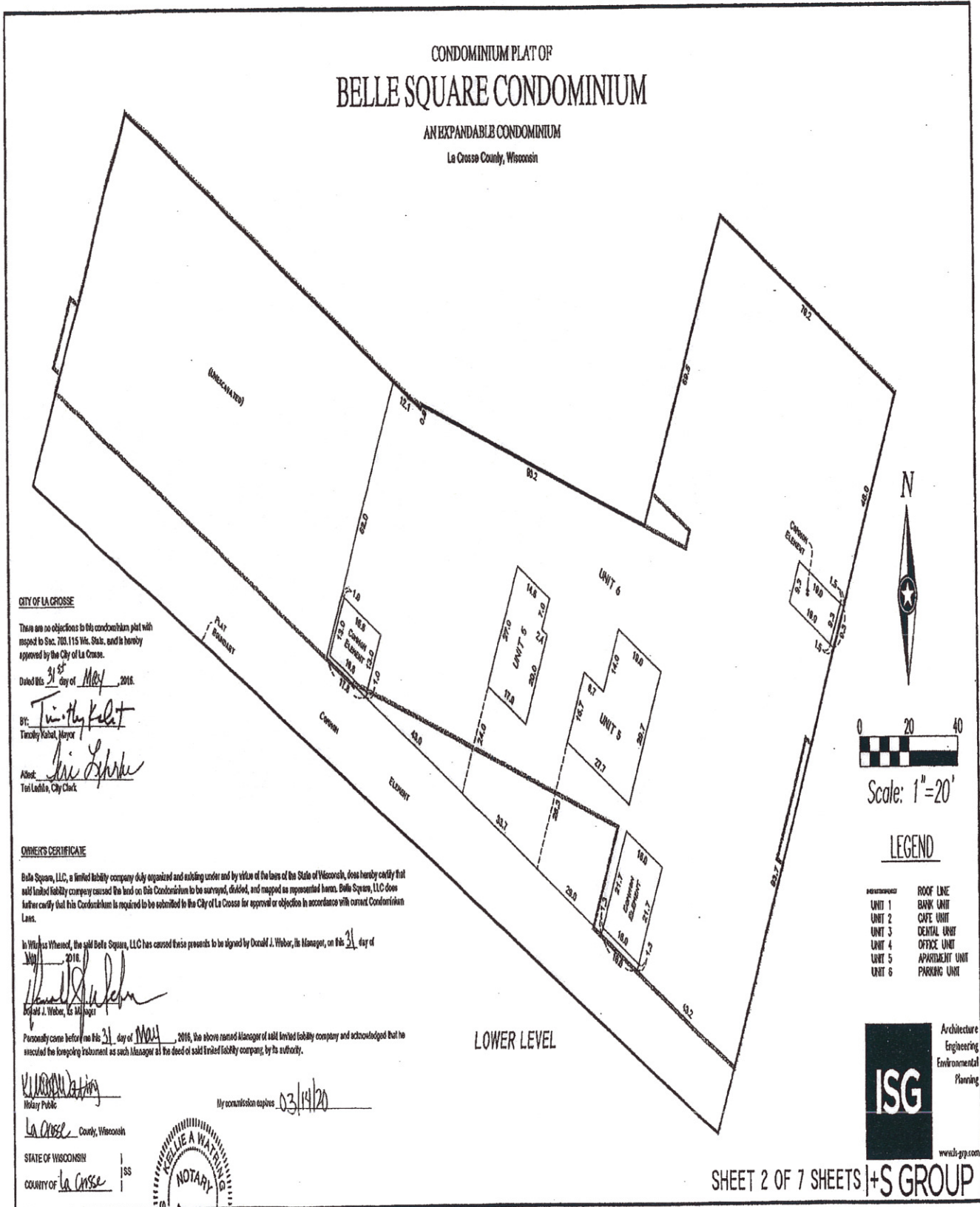
Sign: *JRO*
Dated this 27th day of MAY, 2016.



LEGEND
0 INDICATES MONUMENT TO BE SET AFTER CONSTRUCTION IS COMPLETED

CONDOMINIUM PLAT OF BELLE SQUARE CONDOMINIUM

AN EXPANDABLE CONDOMINIUM
La Crosse County, Wisconsin



CITY OF LA CROSSE

There are no objections to this condominium plat with respect to Sec. 703.115 Wis. Stats. and is hereby approved by the City of La Crosse.

Dated this 31st day of May, 2016.

By: Trinity Kahat
Trinity Kahat, Mayor

Attest: Teri Ledlin
Teri Ledlin, City Clerk

OWNER'S CERTIFICATE

Belle Square, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that said limited liability company caused the land on this Condominium to be surveyed, divided, and mapped as represented herein. Belle Square, LLC does further certify that this Condominium is required to be submitted to the City of La Crosse for approval or objection in accordance with current Condominium Law.

In Witness Whereof, the said Belle Square, LLC has caused these presents to be signed by Donald J. Weber, its Manager, on this 31st day of May, 2016.

Donald J. Weber
Donald J. Weber, Esq. Manager

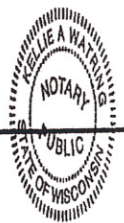
Personally came before me this 31st day of May, 2016, the above named Manager of said limited liability company and acknowledged that he executed the foregoing instrument as such Manager of said limited liability company, by its authority.

[Signature]
Notary Public

My commission expires 03/14/20

La Crosse County, Wisconsin

STATE OF WISCONSIN
COUNTY OF La Crosse



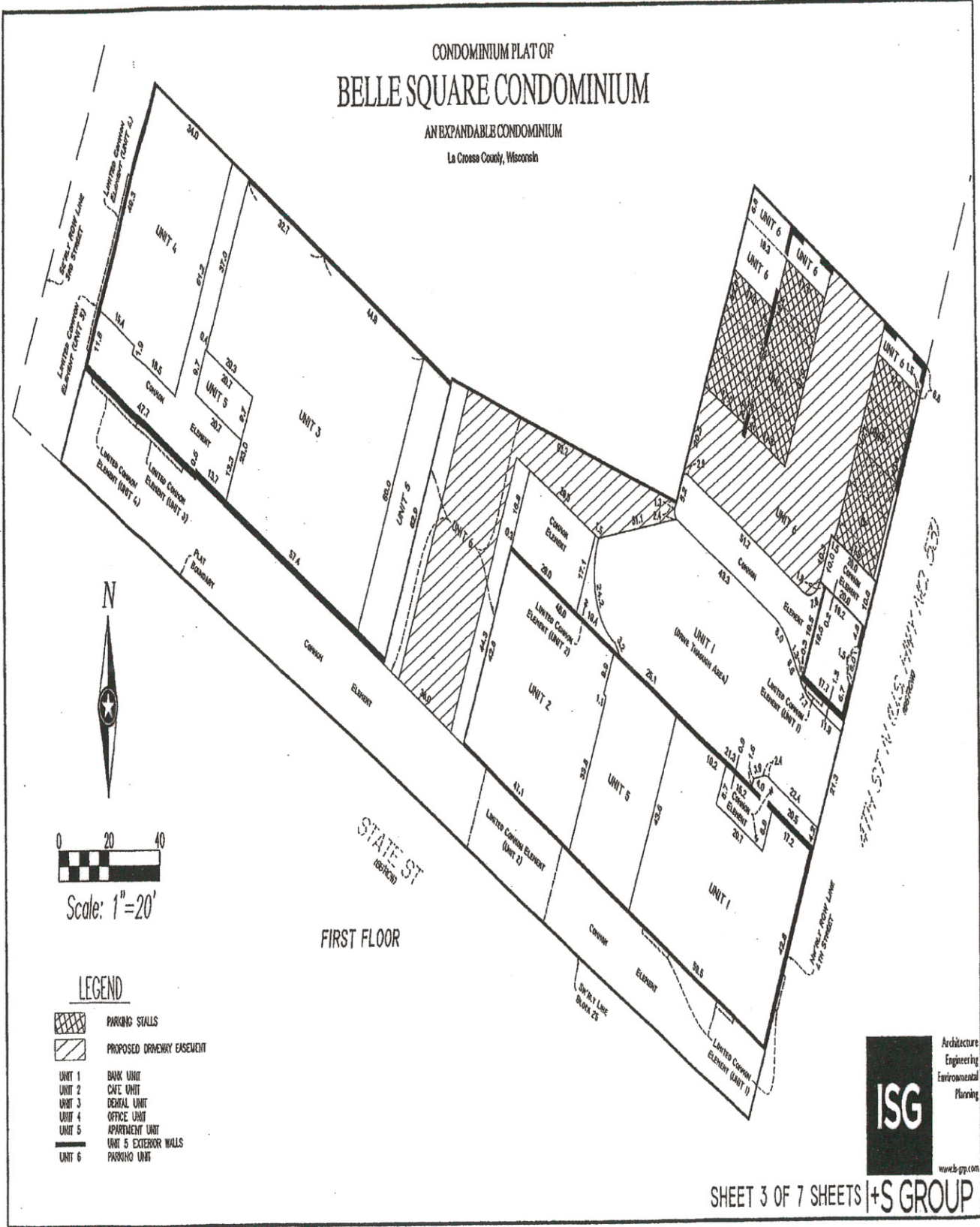
LEGEND

SYMBOL	ROOF LINE
[Symbol]	UNIT 1 BANK UNIT
[Symbol]	UNIT 2 CAFE UNIT
[Symbol]	UNIT 3 DENTAL UNIT
[Symbol]	UNIT 4 OFFICE UNIT
[Symbol]	UNIT 5 APARTMENT UNIT
[Symbol]	UNIT 6 PARKING UNIT



CONDOMINIUM PLAT OF BELLE SQUARE CONDOMINIUM

AN EXPANDABLE CONDOMINIUM
La Crosse County, Wisconsin



- LEGEND**
- PARKING STALLS
 - PROPOSED DRIVEWAY EASEMENT
 - UNIT 1 BANK UNIT
 - UNIT 2 CAFE UNIT
 - UNIT 3 DENTAL UNIT
 - UNIT 4 OFFICE UNIT
 - UNIT 5 APARTMENT UNIT
 - UNIT 6 EXTERIOR WALLS
 - UNIT 6 PARKING UNIT

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Engineering
Environmental
Planning
www.isg.com

