

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): Generous Earth Pottery LLC
321 Main Street
La Crosse, WI 54601

Owner of site (name and address): Fortney, Fortney, Fortney LLP
PO Box 1621
La Crosse, WI 54601-1621

Architect (name and address), if applicable: _____

Professional Engineer (name and address), if applicable: _____

Contractor (name and address), if applicable: _____

Address of subject premises: 309 Pearl Street La Crosse, WI 54601

Tax Parcel No.: 17-20017-60

Legal Description: Town of LaCrosse
S 20 FT OF W 39 1/2 FT OF E. 71.45 FT
Lot 4 + W 39 1/2 FT OF E. 71.45 FT
Lot 5 Block 23 Lot 52. 39 1/2 x 80

Zoning District Classification: _____

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 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):
Painting Studio, 1360 sqF 1 Bathroom ADA

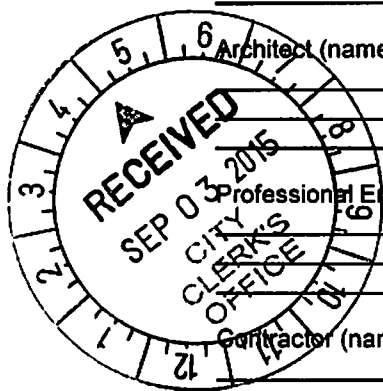
Description of proposed site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

Same Above: Add small Bar area + Tavern Food License

Type of Structure (proposed): _____

Number of current employees, if applicable: 2

Number of proposed employees, if applicable: 2



CITY OF LA CROSSE, WI
General Billing - 129801 - 2015
002129-0012 Paula G. 09/04/2015 08:50AM
176642 - GENEROUS EARTH POTTERY LLC

Payment Amount: 250.00

609

Number of current off-street parking spaces: _____

Number of proposed off-street parking spaces: _____

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.

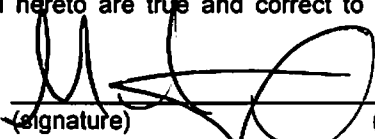
In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. Any such replacement structure(s) shall be completed within two (2) years of the 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 \$ _____.

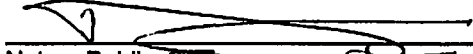
If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to 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) _____ (date) 9-2-15
608-784-1225 (telephone) mfortney@fortneycompanies.com (email)

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

Personally appeared before me this 2nd day of SEPTEMBER, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public Christina E. THOMPSON
My Commission Expires: is current

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

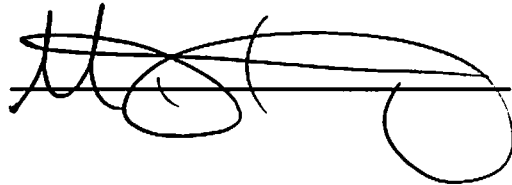
Review was made on the 3rd day of September, 2015.
Signed: , Senior Planner.
Director of Planning & Development

AFFIDAVIT

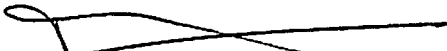
STATE OF)
) ss
COUNTY OF)

The undersigned, MARC R. FORTNEY - PENNSYLVANIA, being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 309-321 PINE ST.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

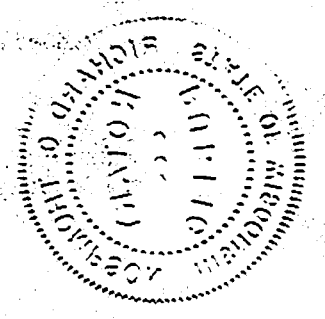


Subscribed and sworn to before me this 2nd day of SEPT., 2015.


Notary Public Richard C. Thompson
My Commission expires is permanent.

Faint, illegible text, possibly a header or address block.

Handwritten signature or initials.



La Crosse Common Council

September 4, 2015

City of La Crosse

Dear Council Members,

Generous Earth Pottery LLC ; DBA Creative Canvas at 309 Pearl Street La Crosse, an instructional canvas painting studio, is seeking a Conditional Use Permit in order to obtain a Class B liquor license. Our intent is to offer alcoholic beverages in accordance with Wisconsin Statute 125.07 3A, allowing painting studios to obtain Class B liquor licenses.

The majority of our sales is derived from the instruction of canvas painting classes. We estimate it would be well over 80% of our overall gross revenue. We would like to offer wine and beer as an amenity to our guests as is common practice in businesses such as ours nationwide. Colloquially, the term for such painting studio operations is "Sip and Paint" and has been a viable business model for many years. Currently, operations such as we wish for exist in Madison, Waukesha, Wausau and Rochester MN.

We have applied for a Tavern Food license as part of this requirement and plan to offer pre-packaged food items. Our floor plan is accordance with the requirements of that designation and will remain so.

As outlined in the floor plan, we have designated a very small part of our overall floor space to the sale and storage of alcoholic beverages. Our plan is to keep a minimal amount on hand and keep it locked in cabinets during off sales hours.

Creative Canvas (309 Pearl Street) will have limited hours, currently we offer three classes per week, which start at 6 pm and end at 9 pm. These will be our hours of operation until the demand grows. When that happens we plan to add classes on a similar evening schedule. We are also open for private events and gatherings. They are sporadic and not open to the public.

As an introduction to our businesses, we established Generous Earth Pottery, a pottery studio offering handmade ceramics for sale along with an instructional ceramic studio for over 25 students at 221 Pearl Street in March of 2010. We then opened a sister store, All Glazed Up, a paint your own pottery studio and birthday party venue for children and adults at 205 Pearl Street in September of 2011. In September of 2013 we relocated Generous Earth Pottery to where it is today, to accommodate a larger sales floor and over 70 students at 321 Main Street. This past June we then opened Creative Canvas, an instructional canvas painting studio at 309 Pearl.

Accordingly, we own and operate three store fronts in downtown La Crosse. We also own and operate two similar concepts called Art Rageous Art Centers in Holmen, WI and Port Orange, FL. Currently, we have four full time and eighteen part time co-workers between all the locations. La Crosse has been very good to us and we in turn treat it with great respect and good business stewardship.

We are available to answer any further question you may have as we realize this is a first of its kind request for La Crosse. Thank you for your consideration.

Cordially,

Karen and Jim Bressi – Owners Generous Earth Pottery, LLC

Jim Bressi
608-386-0117

Mailing Address

FORTNEY FORTNEY & FORTNEY LLP
PO BOX 1621
LA CROSSE WI 54602-1621

Computer Number: 17-20017-60
Municipality: City of La Crosse
Property Internal Id: 27860
Parcel Pin:
Property Address: 309 PEARL ST
School District: 2849 - LA CROSSE SCHOOL

Section: 31 Township: 16 Range: 07 Qtr. Ctr.: 44
Total Acreage: 0.073

Est. Property
Audit Report
Parcel Sheet

Multiple Addresses On File

Initial Tax Year: 1997 Final Tax Year: 0 Taxable Current Year History Change Indicator: No Change

Owners | Property Addresses | Districts | Assessed Values | Notes | Register of Deeds | History | Taxes

View Audit Log

TOWN OF LA CROSSE S 20 FT ^
OF W 39 1/2 FT OF E 71.45
FT LOT 4 & N 39 1/2 FT OF
E 71.45 FT LOT 5 BLOCK 23
LOT SZ: 39 1/2 X 80

Refuse

exit

Bath Room
Handicap/ADA

Chemicals

T
A
B
L
E

Stairs
Down

Storage

Refridgeator

work table

3 Compartment
Sick -

Designated
Hand Wash

6' Bar -
Wine/Beer
Storage
Underneath
Locked Cabinet
Glass Storage

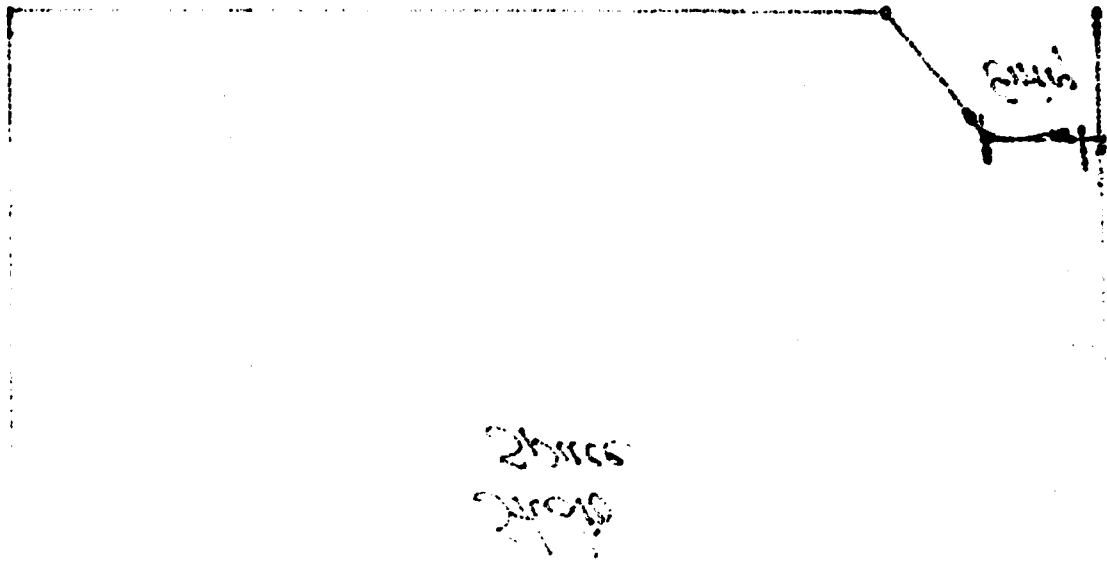
Bar service
Area 6'x10'
60sqF

Studio
Space

309
Pearl
20' w x
68' l =
1,360 sqF

Entry

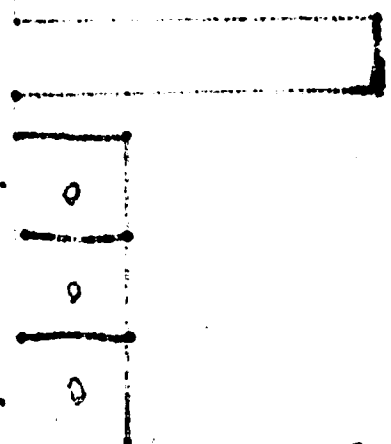
309 Pearl Street La Crosse, WI



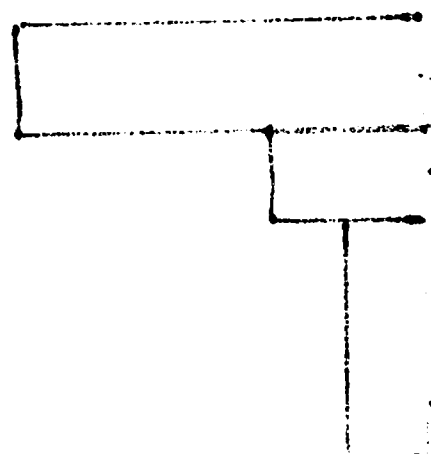
Physics
Room

1980
98, 8 =
50, 50 %
1980
1980

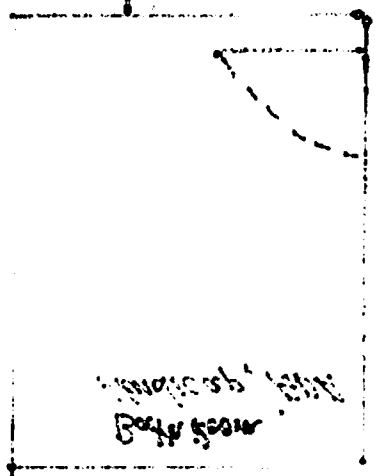
1980 1980
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1980 1980



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1980 1980



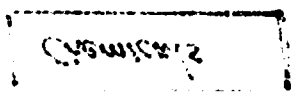
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1980 1980



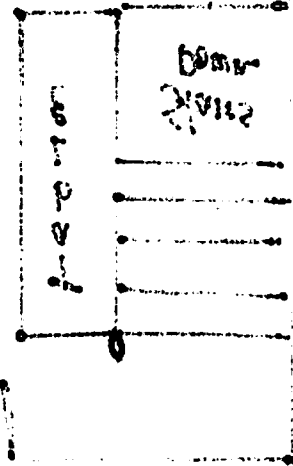
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1980 1980

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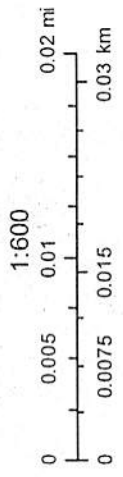
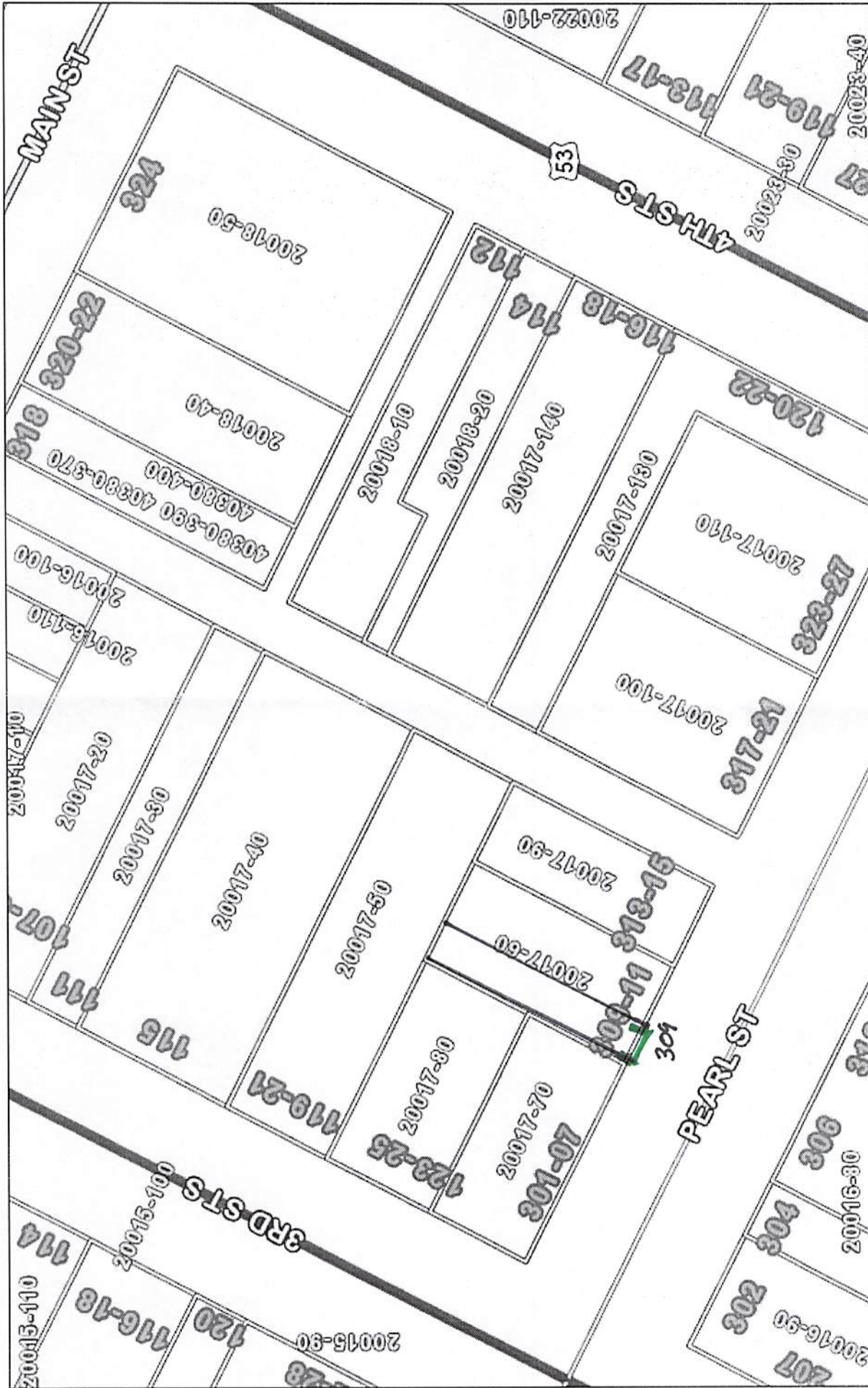


1980
1980



Bar
Here

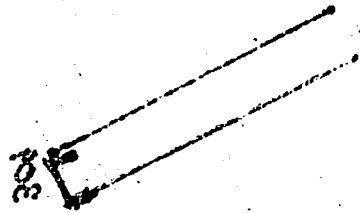


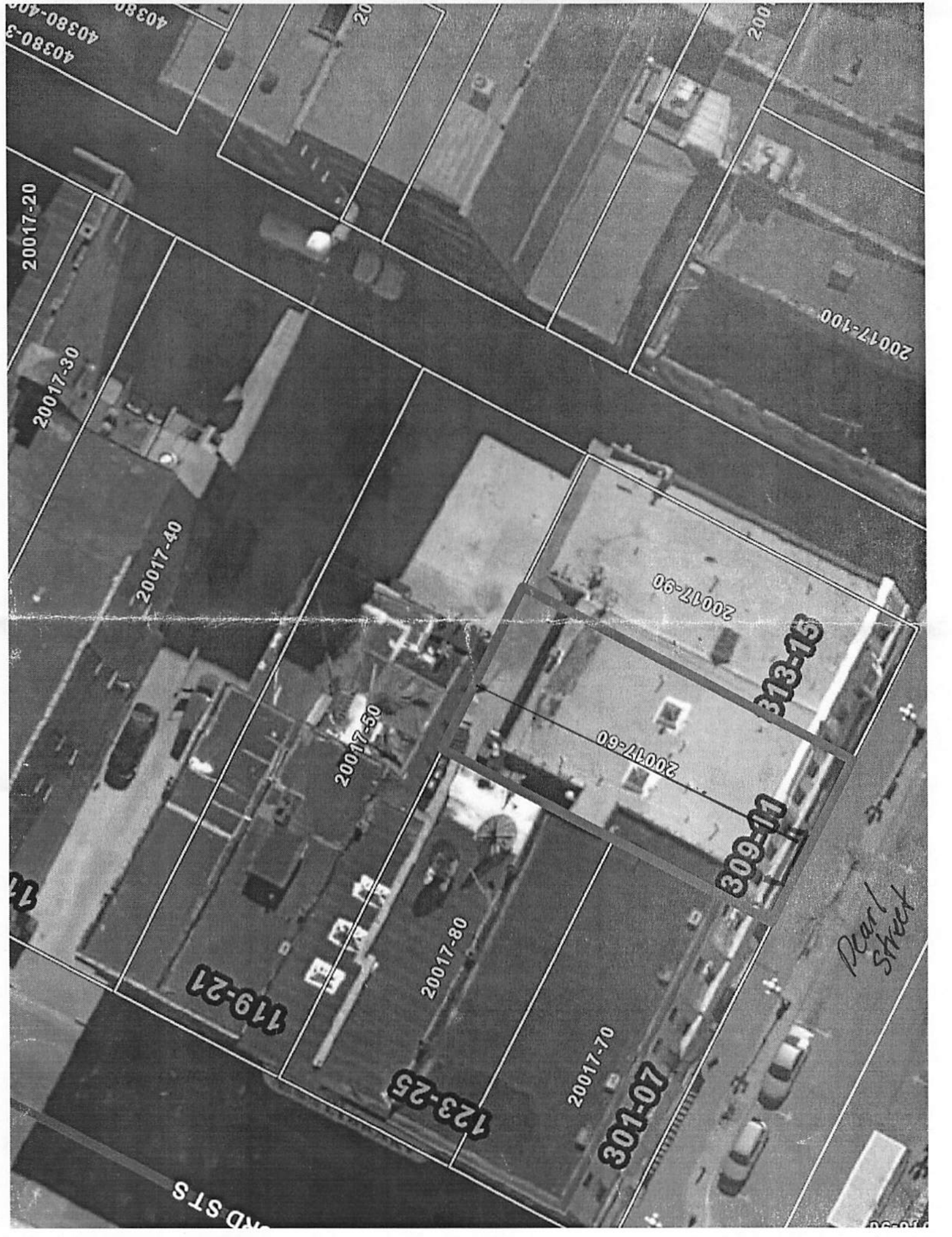


309
Pearl Street

August 10, 2015
 Interstate
 US Highways - Hwy 14-61
 US Highways - Hwy 53

10/20/2003
POB





40380-3
40380-408

20017-20

20017-30

20017-40

119

119-21

ND STS

20017-50

20017-80

123-25

20017-70

301-103

20017-60

20017-90

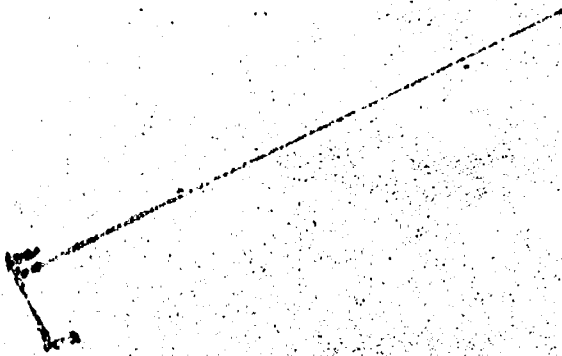
309-11

313-15

20017-100

20017-100

Pearl Street



1/2
1/2
1/2
1/2