

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): 4 Sisters Catering on: 4th Inc
N3156 Storaandt Pl
Lacrosse WI 54601

250,000

Owner of site (name and address): 4 Sisters Catering LLC
N3156 Storaandt Pl
Lacrosse WI 54601

Architect (name and address), if applicable: NA

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

Contractor (name and address), if applicable: K.S.W. Dean Smaby / Cliff (supervisor)
807 Liberty Dr Ste 106
Verona WI 53593

Address of subject premises: 133 4th St S

Tax Parcel No.: 17-20033-40

Legal Description: C & F J Dunn, H L Dousman & Peter Camerons Addition Pmt Lots
1 & 2 Block 13 Beg 37.01 Ft S of NW Cor Lot 1 E 170 Ft to W Ln Alley 37.72 Ft S of
NE Cor Lot 1 S 27 Ft W to a PPT 28.38 Ft S of POB N TO POB LOT 52:1BR

Zoning District Classification: C2-Commercial

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):

3 story mixed use
1st floor = Commercial (former Consumer Bakery)
2nd & 3rd floor = Apartments

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):

3 story mixed use
1st floor commercial with full catering kitchen (rear)
bar and light menu in the front of building
combination "class B" license needed

Type of Structure (proposed): brick and mortar - 3 story

Number of current employees, if applicable: NA

Number of proposed employees, if applicable: 2

Number of current off-street parking spaces: 0

Number of proposed off-street parking spaces: 0

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] 8/6/15
(signature) (date)
601-799-5131 Corynn@4sisterslacrosse.com
(telephone) (email)

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

Personally appeared before me this 6th day of August, 2015, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Barbara A Benson
Notary Public
My Commission Expires: 12-26-2017

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

Review was made on the 6th day of August, 2015.

Signed: [Signature], Senior Planner.
Director of Planning & Development



4 Sisters on 4th is a catering business in the back of the building and a bar in the front (see attached floor plan).

The catering business will have a kitchen that is capable of providing food for any event size. We will have set menus for our customers to choose from or we can design their menu to meet their specific wishes. We will offer customers to purchase wine, beer or spirits on site to be served and consumed at off site parties or catering events.

The front part of the building will be a bar. The space will be an upscale fun atmosphere for customers to enjoy good drinks and good company. The target market are professional people that want to enjoy their drinks responsibly. We will provide a wall of 32 bottles on tap that the customers can "self serve" once they have obtained the card that is needed for the wine to dispense. We will have a full bar that will seat at least 10 people and will be staffed with a bartender. The bar will have beer on tap in addition to mixed drinks.

We plan to provide a very small selection of food items, particularly chosen to accompany and enhance the drink selections.

At this time we plan to be open from 3 to midnight. These hours may change as we get further into the business.

We will also have a walk up window that will open Thurs through Sat midnight to 3am. This is for after hours food service. Customers will not be able to access the building and will purchase the food product through the walk up window.

Applicants for a conditional use within the District shall supply all information required in this article (floor plan, site plan, and other information as instructed by the Department of Planning and Development) and shall include the following information:

- a) The estimated or actual percent of gross receipts of beer, wine and liquor sold in relation to total goods sold;
- b. A sketch of the floor plan showing the location of coolers and display space for off-sale merchandise, the square footage to be devoted to the sales and storage of beer, wine, and liquor and the total square footage of all sales and storage areas;
- c. A site plan of the site showing building location, ~~off-street parking~~, ingress, egress, and existing or proposed screening;
- d. Building elevations showing proposed use and character of the building frontage and any building or facade renovation and remodeling plans; and
- e. Such other information as requested by the Director of Planning and Development which is necessary in accordance with applicable State or local zoning codes.

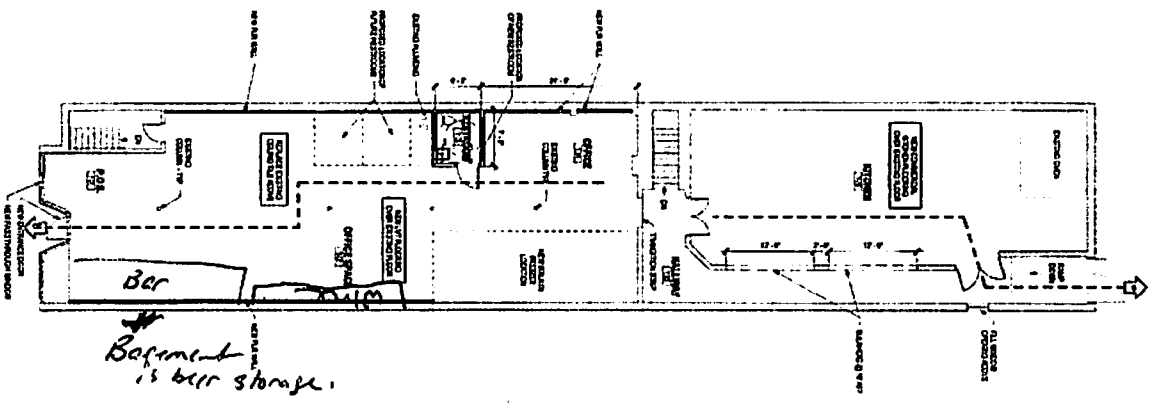
Bar

70% alcohol, 30% Food

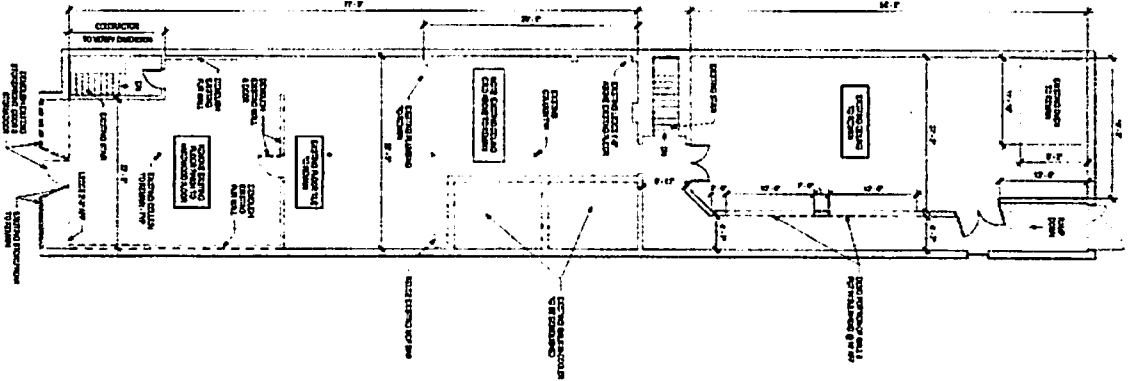
Catering

90% Food 10% alcohol

2 FIRST FLOOR PLAN



1 DIMENSIONAL PLAN



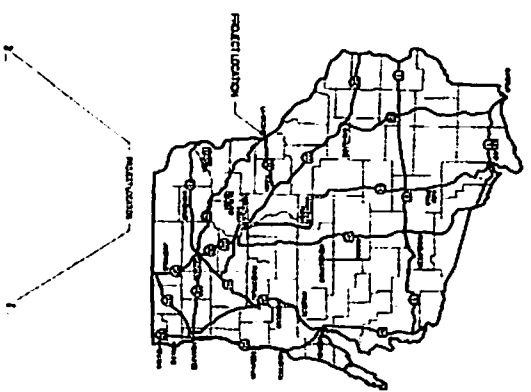
GRAPHIC SYMBOLS	
[Symbol]	MAIN PARTITION
[Symbol]	EXISTING PARTITION
[Symbol]	REMOVED PARTITION

FLOOR PLAN GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.

CODE INFORMATION SUMMARY:

INTERNATIONAL BUILDING CODES
INTERNATIONAL MECHANICAL AND ELECTRICAL CODES
INTERNATIONAL PLUMBING AND MECHANICAL CODES
INTERNATIONAL FIRE AND SAFETY CODES
INTERNATIONAL ENERGY EFFICIENCY CODES
INTERNATIONAL SMOKE AND ALARM CODES
INTERNATIONAL ACCESSIBILITY STANDARDS
INTERNATIONAL SAFETY STANDARDS
INTERNATIONAL HEALTH AND SAFETY STANDARDS
INTERNATIONAL ENVIRONMENTAL STANDARDS



DATE OF SHEET	02-02-2011
REVISIONS	
NOT FOR CONSTRUCTION	
PROJECT #	1800
FIRST FLOOR PLAN	

PRELIMINARY CONSTRUCTION

A1.1

4 Sisters Catering
133 4th South Street, Lancaster, PA

DIMENSION
architects - engineers - interior design

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