

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Studio Motif LLC

313 Pearl st LaCrosse WI 54601

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

Fortney Fortney : Fortney LLP

PO Box 1621 LACROSSE WI 54601

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): 313 Pearl street LaCrosse WI 54601

Tax Parcel Number(s): 17-20017-90

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

Zoning District Classification: Commercial dist C-2

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: Same use as what we are proposing. Has been going great and great for community. painting studio w/ bar

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

painting studio w/ bar
(new owners)

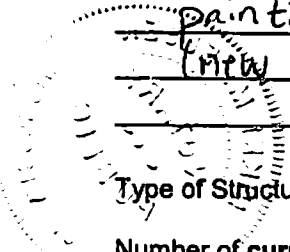
Type of Structure proposed:

Number of **current** employees, if applicable: 6

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

Number of **current** off-street parking spaces: 1-2

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



* 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 X

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] 3-3-22
(signature) (date)

(608) 724-2459 ajohnson199791@gmail
(telephone) (email)

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

Personally appeared before me this 3 day of March, 2022, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
My Commission Expires: 6/24/2025

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 4th day of March, 2022.

Signed: [Signature]
Director of Planning & Development

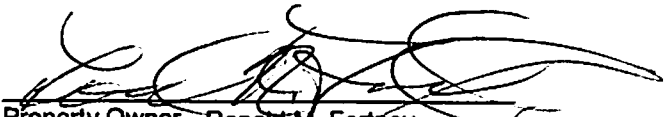
AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss


The undersigned, Ronald M. Fortney, a Partner of Fortney, Fortney & Fortney, LLP, being duly
(owner of subject parcel(s) for Conditional Use)

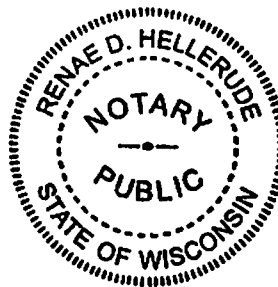
sworn states:

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:
313 Pearl Street, La Crosse, Wisconsin 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.


Property Owner Ronald M. Fortney,
a Partner of Fortney, Fortney & Fortney, LLP

Subscribed and sworn to before me this 2nd day of March, 2022.


Renae D. Hellerude
Notary Public
My Commission expires October 15, 2024.



Honorable Mayor and Members of the Common Council
City of La Crosse, Wisconsin

March 3rd, 2022

Dear Mayor and Council Members;

Studio Motif, LLC d/b/a All Glazed Up! at 313 Pearl Street La Crosse, WI is requesting a Conditional Use Permit in order to obtain a Class B Beer and Liquor License. Our Intent is to offer alcoholic beverages for sales in accordance with Wisconsin Statute 125.07 3A.

The majority of our sales (80%) will derive from activity classes of various art projects, paint your own pottery activities, and from retail items for sale. We would like to offer wine and beer as an amenity to our guests attending the classes we offer here.

Hours of operations will be:

Monday through Thursday 10 am to 8:30 pm, Friday and Saturday 10 am to 9:00 pm, and Sunday 11:00 am to 5:00 pm.

As an introduction to our business, Studio Motif is taking over All Glazed Up! as it exists, to carry on the legacy this studio held through its positive impact in the La Crosse community. As previous employees now owners, we strive to continue helping our community explore their inner artists.

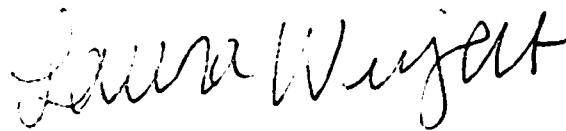
Studio Motif, LLC employs 6 excellent individuals. La Crosse has been very good to us and we in turn conduct ourselves with the core values of good business and personal stewardship.

We are available for any questions you may have. Thank you for your consideration.

Cordially,

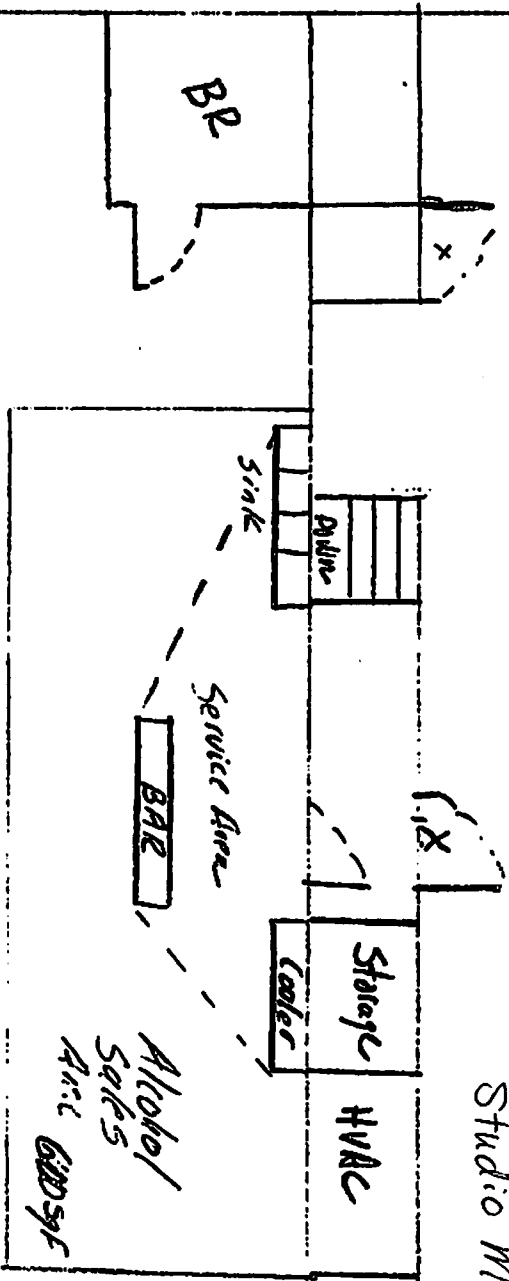


Angela Johnson
608-724-2459
ajohnson199791@gmail.com
Owners of Studio Motif, LLC



Laura Wright

All glazed up
Studio Motif LLC



Record
Studio

Floor
Area

Studio
Areas

1960 sqft

Paint
Studio



3/13 + 3/15
Pearl St.
Build
Space

