

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

~~Mrs. Susan Asoski Beroz~~ Latino Bar and Grill LLC
1430 Mainbridge La Crosse WI 54603

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

~~Marcusson Augusta Beroz~~ Broad Forum - Scenic Center LLC
115 Sth Avenue S La Crosse WI 54603

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): 115 Sth Avenue S La Crosse WI 54603

Tax Parcel Number(s): 17-20036-70

Legal Description (must be a recordable legal description; see Requirements): C+FJ DUNN, HL DOUSMAN + Peter Cameron's addition all lot 2 + PRT LOTS 1+3 Block 18 COM SE COR LOT 3 N ALGE LN 54.3 ft to POB W 74.55 ft N/L to SE COR of EN 4114

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Zoning District Classification: C2- Comercial

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: Restaurant.

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

Bar and Grill -

Type of Structure proposed: Bar

Number of current employees, if applicable: 2

Number of proposed employees, if applicable: 4

Number of current off-street parking spaces:

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~~ _____

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] _____ 12/2/2021
(signature) (date)

608 863 6498 _____ LatinoBar116@gmail.com
(telephone) (email)

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

Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
My Commission Expires: _____

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

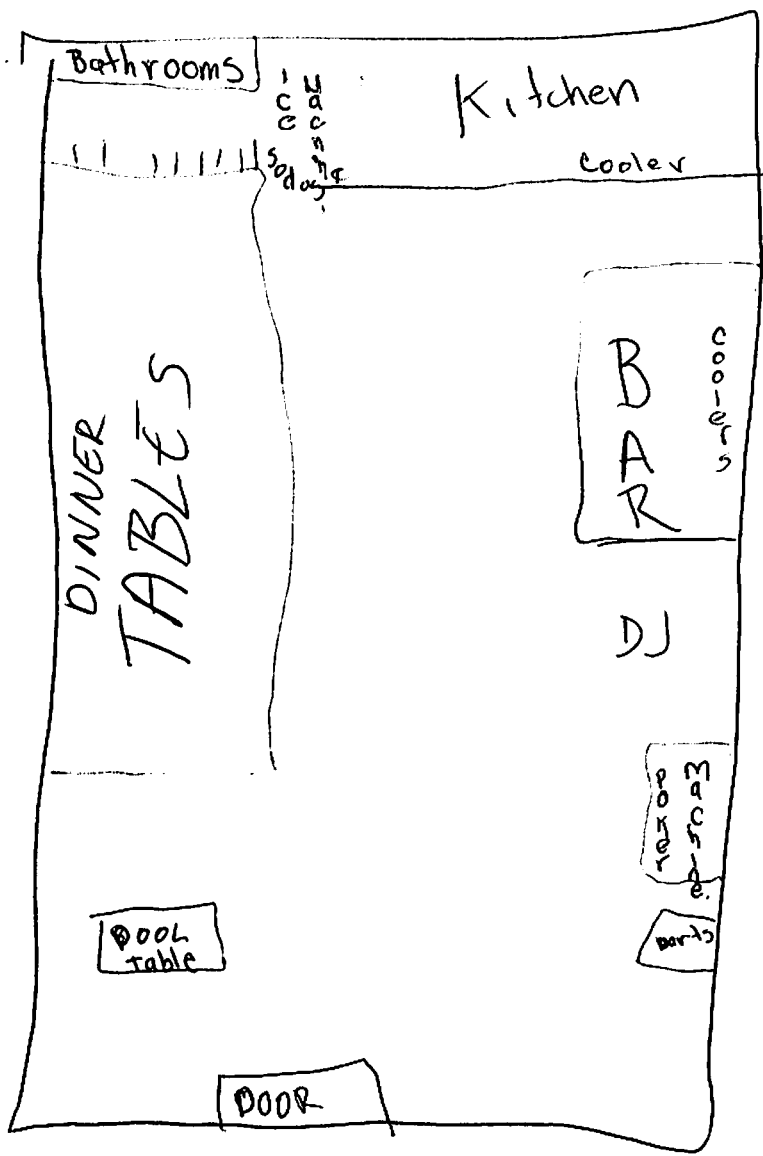
Review was made on the _____ day of _____, 20____.

Signed: _____
Director of Planning & Development

C + F J DVNN, H L DOUSMAN + PETER CAMERONS

~~ADDITION~~ ADDITION ALL LOT 2 + PRT LOTS 1 + 3 BLOCK 18

COM SE COR LOT 3 N ALG E LN 54.3 FT TO POB
N 74.55 FT M/L TO SE COR OF E/W ALLEY W ALG S
LN ALLEY TO W LN LOT 1 S TO PT 45.21 FT M/L
N OF SW COR LOT 3 E 122.3 FT M/L N 6.75 FT E
30.4 FT M/L TO POB ~~ST~~ (SCHNEIDER BLDG)



To whom it may concern,

My name is Marissa Acosta, I am

writing this letter to inform you that I

would like to bring more business to the community

of La Crosse. I plan on doing this by:

Opening the once closed "El charro" building and giving it our own twist of Mexican tradition.

Providing tasteful food and drinks.

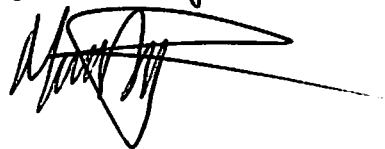
Connecting one on one with our customers and provide

a special experience for all. We plan on having

a 50% split on our food and alcohol sales.

Sincerely

Marissa Acosta

A handwritten signature in black ink, appearing to be 'Marissa Acosta', with a long horizontal line extending to the right.

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, Scenic Center LLC - Brad Frahm, 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:
115 5th Ave S Suite 1N
(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.

Brad Frahm
Scenic Center LLC - Brad
Property Owner

Subscribed and sworn to before me this 2nd day of December, 2021.

Lindsay Brown

Notary Public
My Commission expires 02/25/2025

