

**CONDITIONAL USE PERMIT APPLICATION**

Applicant (name and address):

The Root Note LLC  
115 4th St S. La Crosse, WI 54601

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

~~115 4th St S. La Crosse, WI 54601~~  
Root Note LLC 115 4th St S., La Crosse, 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): McLellan Building 117 4th St S. La Crosse, WI 54601

Tax Parcel Number(s): 17-20023-108

Legal Description (must be a recordable legal description; see Requirements): See attached for recordable.  
Sec/Twn/Rng/QtR: 31-16-07 SE-SE Town of La Crosse  
S 40 ft lot 3 block 34 Lot SZ 40x150

Zoning District Classification: Commercial 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 X No \_\_\_\_\_

Description of subject site and **CURRENT** use: The space used to conduct business has 4 entrances  
2 in the front, 2 in the back. Two Bathrooms, a main dining area, one room in back used for  
washing dishes. 2 stairwells Approx 2,200 sq ft main floor. Basement directly below main floor is used  
for storage + refrigeration. We are currently a cafe that serves food, coffee, beer, wine and spirits.

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):  
See attachments and letter to city council members

Type of Structure proposed: No Change

Number of current employees, if applicable: 18

Number of proposed employees, if applicable: 18

Number of current off-street parking spaces: 3

Number of proposed off-street parking spaces: NA

CITY OF LA CROSSE, WI

General Billing - 163502 - 2019

006068-0015 Rebecca ... 02/08/2019 09:54AM

196787 - THE ROOT NOTE LLC

Payment Amount:

300.00

**\* If the proposed use is defined in Sec. 115-347(6)(c)**

NA (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

NA (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: No

Check here if proposed operation or use will be green space: No

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] 2/6/19  
(signature) (date)  
608-797-0654 therootnote@gmail.com  
(telephone) (email)

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

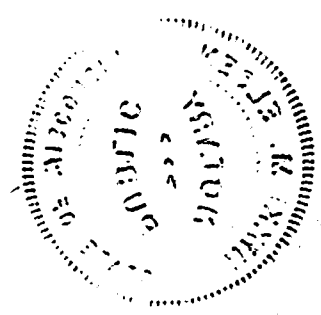
Personally appeared before me this 6th day of February, 2019, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public  
My Commission Expires: 6/23/21

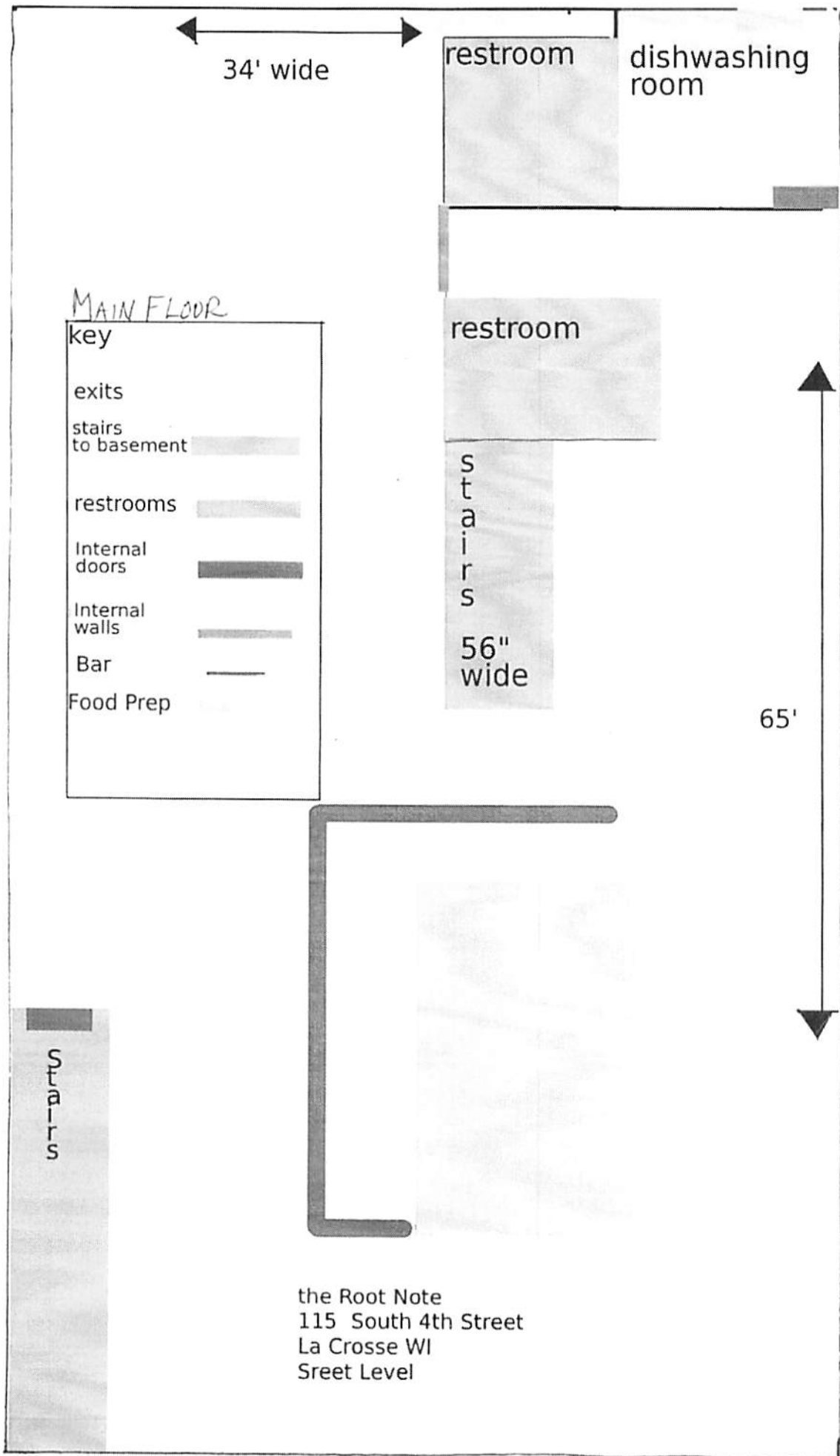
**Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.**

Review was made on the February day of 6th, 2019.

Signed: [Signature]  
Director of Planning & Development



*[Handwritten signature]*



34' wide

restroom

dishwashing room

MAIN FLOOR

key

- exits
- stairs to basement
- restrooms
- Internal doors
- Internal walls
- Bar
- Food Prep

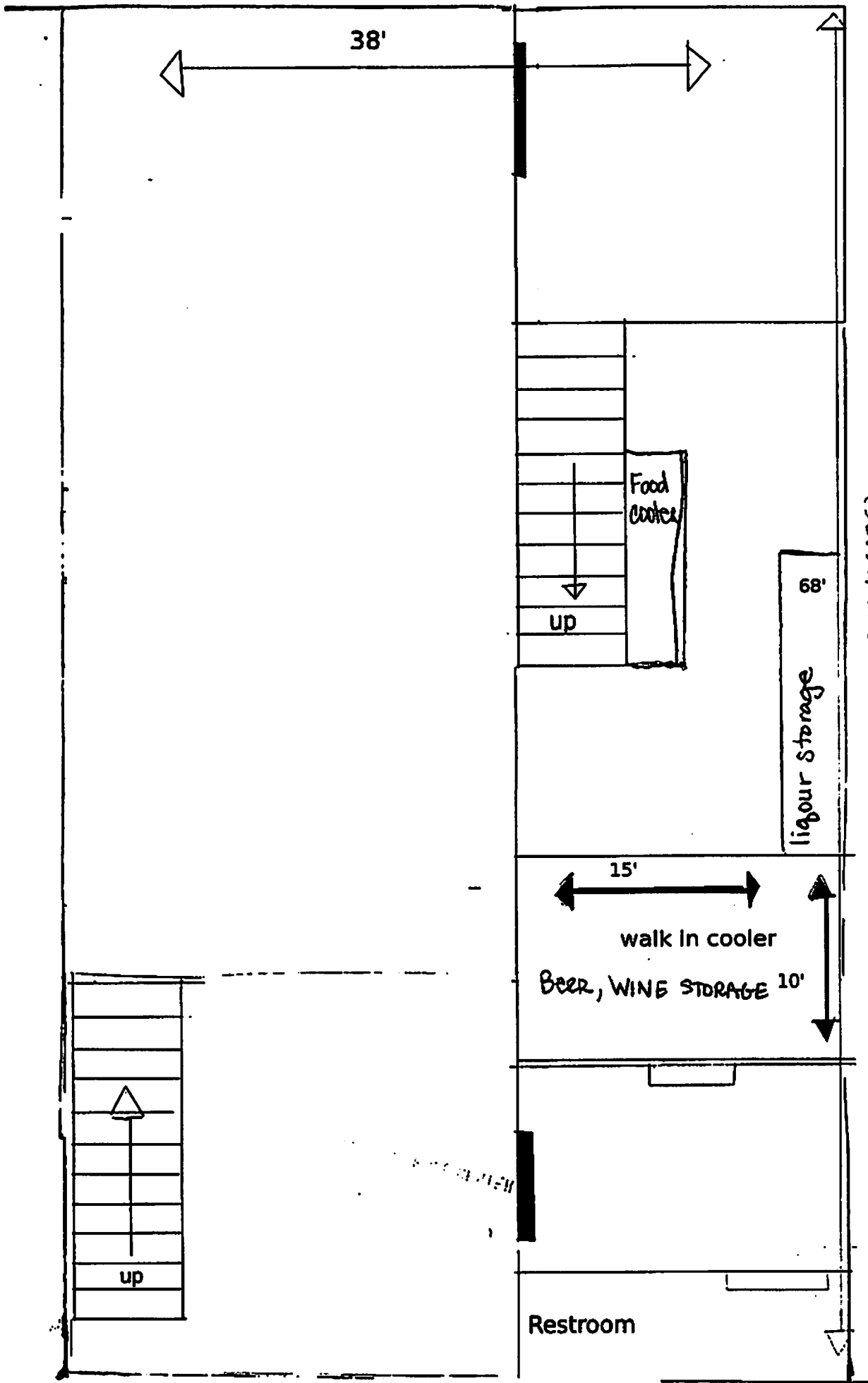
restroom

S  
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56"  
wide

65'

S  
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r  
s

the Root Note  
115 South 4th Street  
La Crosse WI  
Street Level



38'

Food cooler

up

68"

liquor storage

15'

walk in cooler

BEER, WINE STORAGE 10'

up

Restroom

Basement

**DOCUMENT NO.**

RETURN ADDRESS: Kevin J. Roop  
Hale, Skemp, Hanson, Skemp & Sleik  
505 King Street, Suite 300  
La Crosse, WI 54601

**LAND CONTRACT**

**THIS LAND CONTRACT ("CONTRACT")**, is by and between **2nd & Main, LLC**, a Wisconsin limited liability company ("**VENDOR**", whether one or more) and **Boot Coat, LLC**, a Wisconsin limited liability company, ("**PURCHASER**", whether one or more). **VENDOR** sells and agrees to convey to **PURCHASER**, upon the prompt and full performance of this **CONTRACT** by **PURCHASER**, the property described below, together with the rents, profits, fixtures and other appurtenant interests (all called the "**PREMISES**").

This Space Reserved for Recording

**1. DESCRIPTION OF PREMISES.** (The **PREMISES** are not the homestead of **VENDOR**.)

Tax Parcel No. 17-20023-010.

That part of Lot 3, Block 34, Original Plat of the Town of La Crosse, located in the City of La Crosse, La Crosse County, Wisconsin, described as follows: Beginning at the West corner of said Lot 3, thence N 26°53'34" E 40 feet; thence S 64°14'31" E 70.50 feet; thence S 26°44'58" W 40.01 feet; thence N 64°14'31" W 70.60 feet to the point of beginning. Subject to easements of record.

113-115-117 4th Street South, La Crosse, Wisconsin 54601

This is not homestead property.

**2. PURCHASE PRICE; PAYMENTS.**

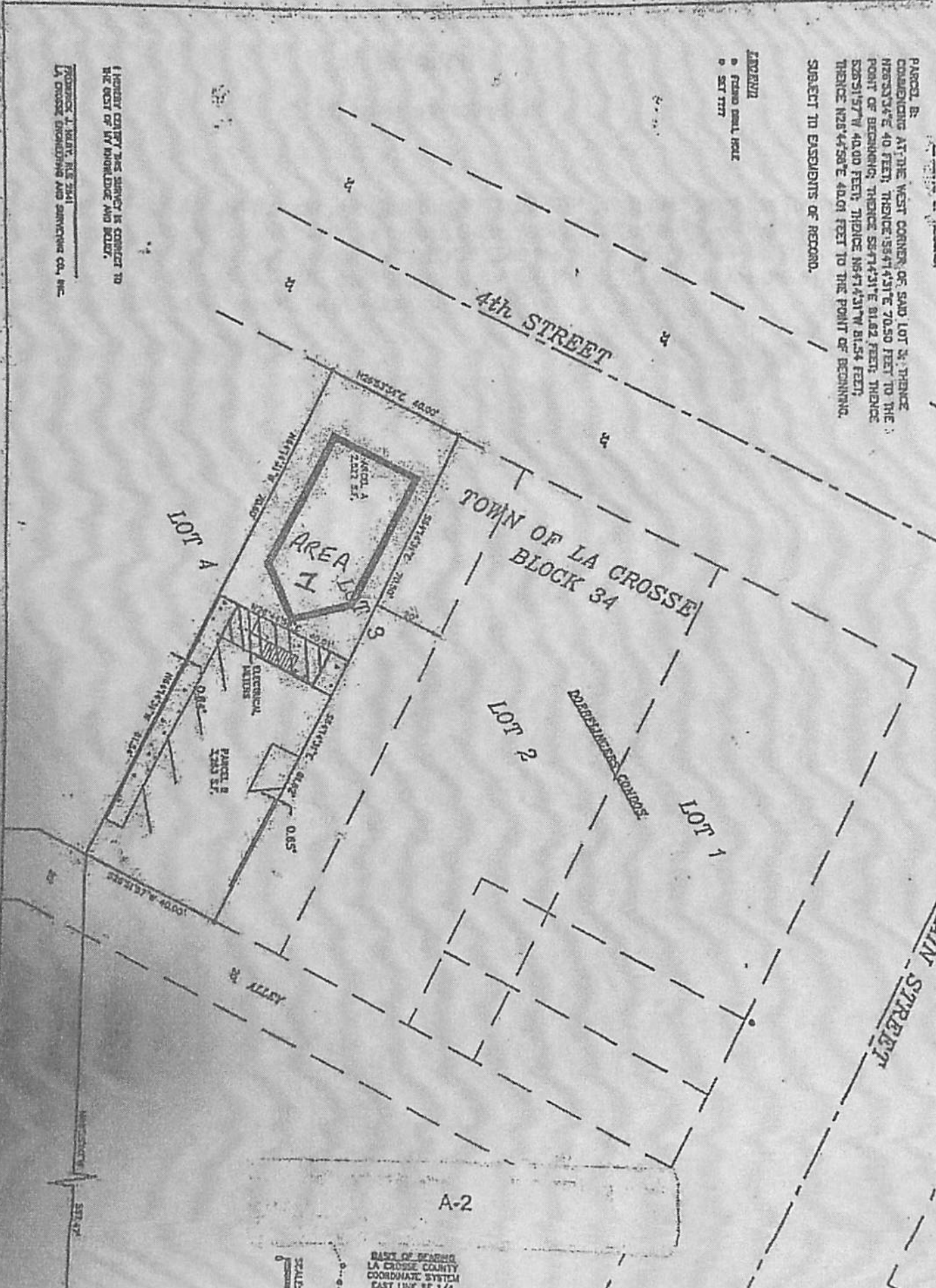
**A. Purchase Price; Time and Place of Payments.** **PURCHASER** agrees to purchase the **PREMISES** and to pay to **VENDOR** at 1243 Badger Street, La Crosse, Wisconsin 54601, the sum of Two Hundred Eighty-three Thousand Dollars (\$283,000.00). Five Thousand Dollars (\$5,000.00) shall be paid by **PURCHASER** to **VENDOR** on the date of this **CONTRACT**. The balance outstanding shall bear interest from date hereof on the balance outstanding from time to time at the rate of five and one half percent (5.5%) per annum until paid in full, as follows:

(1) Thirty-five (35) equal successive monthly installments of principal and interest in the amount of Two Thousand Two Hundred Seventy-one and 49/100 Dollars (\$2,271.49) per

PARCEL B.  
 COMMENCING AT THE WEST CORNER OF SAID LOT 3; THENCE  
 N85°33'46" E 40 FEET; THENCE S85°41'31" E 70.50 FEET TO THE  
 POINT OF BEGINNING; THENCE S87°14'31" E 81.82 FEET; THENCE  
 S26°51'57" W 40.00 FEET; THENCE N8°41'31" W 81.54 FEET;  
 THENCE N28°44'58" E 40.00 FEET TO THE POINT OF BEGINNING.  
 SUBJECT TO EASEMENTS OF RECORD.

LEGEND  
 ○ FINDER'S MARK  
 ○ SETTING

1. HARBOR COUNTY THIS SURVEY IS CONDUCTED TO  
 THE BEST OF MY KNOWLEDGE AND BELIEF.  
 FORTMORCK, J. HEALY, REG. 2341  
 LA CROSSE ENGINEERING AND SURVEYING CO., INC.



BASE OF BEARING  
 LA CROSSE COUNTY  
 COORDINATE SYSTEM  
 EAST LINE SE 1/4

SCALE  
 1" = 40'

A-2