

CONDITIONAL USE PERMIT APPLICATION

\* Applicant (name and address): Paragon Square LLC 1403 Woodland Ave, Eau Claire, WI 54701 paragonsquarellc@gmail.com 14er.thao@gmail.com

\* Owner of property (name and address), if different than Applicant: GR 412 LLC

Architect (name and address), if applicable: N/A

Professional Engineer (name and address), if applicable: N/A

Contractor (name and address), if applicable: N/A

- Address(es) of subject parcel(s): 412 Main St. La Crosse WI 54601

- Tax Parcel Number(s): 17-20022-90

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

- Zoning District Classification: C-2 Commercial

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: currently soulas cuisine restaurant

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

\* Type of Structure proposed: restaurant

Number of current employees, if applicable: \_\_\_\_\_

- Number of proposed employees, if applicable: 10

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: \_\_\_\_\_

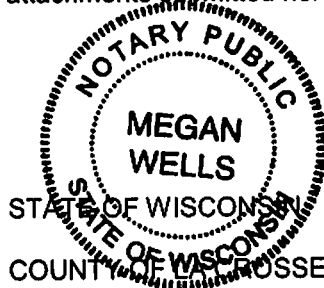
Check here if proposed operation or use will be green space: \_\_\_\_\_

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] (signature) 5-30-2023 (date)

~~715-456-2627~~ (telephone) [Redacted] (email)

715-323-7245 yer.thao02@gmail.com

)  
)ss.  
)

Personally appeared before me this 30<sup>th</sup> day of May, 2023, 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: 9/20/2026

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

AFFIDAVIT OF OWNER

STATE OF Wisconsin )  
COUNTY OF La Crosse ) ss

The undersigned, GRIGORIOS SARRAS (GR 4112 LLC) being duly  
(owner of subject parcel(s) for Conditional Use)

sworn states:

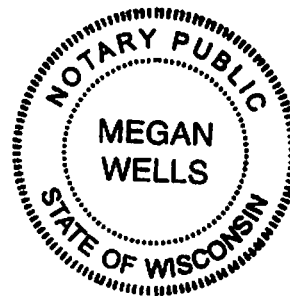
1. That the undersigned is an adult resident of the City of LA CROSSE,  
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:  
4112 MAIN ST LA CROSSE WI 54601  
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property owner authorizes the application for a  
conditional use permit/district change or amendment (circle one) for said property.

[Signature]  
Property Owner

Subscribed and sworn to before me this 30<sup>th</sup> day of May, 2023.

[Signature]

Notary Public  
My Commission expires 9/20/2026.



Paragon Square LL  
June 30<sup>th</sup>, 2023

An asian & cajun inspired seafood restaurant and bar. Formerly and based in Eau Claire, Wisconsin.

Planning to serve primarily ~~fast-casual~~<sup>Seafood</sup>, homey food, and mixed drinks. Currently have 10 employees.

We're applying for the conditional use permit along with alcohol & liquor permit. Tentative opening time in early July, 2023. Planning to serve alcohol in August, pending alcohol/liquor permit ~~permit~~ approval.

QUIT CLAIM DEED  
State of Wisconsin - Form 13

Document Number

1428286

LACROSSE COUNTY  
REGISTER OF DEEDS  
DEBORAH J. FLOCK

RECORDED ON  
08/03/2005 03:45PM

REC FEE: 11.00  
TRANSFER FEE:  
EXEMPT #: 77.25(6M)

PAGES: 1

THIS INDENTURE, made by A & F PROPERTY MANAGEMENT, LTD., as Grantor and MAIN STREET RENAISSANCE, INC., as Grantee, for good and valuable consideration, Grantor quit claims to Grantee, full interest in the following described real estate in:

La Crosse County, State of Wisconsin (the "Property"):

TOWN OF LA CROSSE, EAST 25 FEET OF LOT ONE (1) & THE EAST 25 FEET OF THE NORTH 20 FEET OF LOT TWO (2) IN BLOCK THIRTY-FOUR (34).

*seal*

#195  
Recording Area

Name and Return Address

Law Offices of Phillip James Addis, LLC  
504 Main Street Suite 200  
P.O. Box 1104  
La Crosse, WI 54602-1104

Parcel ID No. 17-20022-090  
This is not homestead property.

Together with all appurtenant rights, title and interests.

IN WITNESS WHEREOF, the said grantor has hereunto set her hand and seal this 26<sup>th</sup> day of July, 2005.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

*Phillip James Addis*  
\_\_\_\_\_  
\*PHILLIP JAMES ADDIS (Seal)

\_\_\_\_\_  
(Seal)

AUTHENTICATION

Signature(s) \_\_\_\_\_

Authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_ authorized by 706.06 Wis. Stats.)

This instrument was drafted by: Atty. Phillip James Addis  
Law Offices of Phillip James Addis, LLC  
504 Main Street P.O. Box 1104  
La Crosse, WI 54601

ACKNOWLEDGEMENT

State of Wisconsin  
County of La Crosse

Personally came before me this 26<sup>th</sup> day of July, 2005, the above named Phillip James Addis, known to me to be the person who executed the foregoing instrument and acknowledges the same.

*Dorinda M. Clements*  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission: 08/15/07

# FLOOR PLAN



BAR AREA

300 sq feet

RESTAURANT AREA

1200 sq feet

BAR + DINING

BACK ROOM

400 sq feet

TOTAL 1900 sq feet

Dining Area

2nd Floor Bathrooms

## Craig, Sondra

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**From:** Yer Thao <paragonsquarellc@gmail.com>  
**Sent:** Thursday, June 1, 2023 8:03 AM  
**To:** Craig, Sondra  
**Subject:** Re: CUP Application - 412 Main Street La Crosse

\*\*\* CAUTION: This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. \*\*\*

Hello,  
Sorry about that!

Based off of our sales in our Eau Claire location it was about 35-40% alcohol sales and 60-65% food sales . This is just an estimate because we had a bigger building in Eau Claire, about 4,500 sq. Foot.

On Thu, Jun 1, 2023 at 7:59 AM Craig, Sondra <[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)> wrote:

Good morning,

One thing I forgot to have you add to your short write-up of the business description was your estimated percentage of alcohol and food sales. Would you please let me know if you have an idea on what that might be so I can add it to your application?

Thank you,

*Sondra Craig* (she/her)

Deputy Clerk - [City of La Crosse](#)

[400 La Crosse Street](#)

[La Crosse WI 54601](#)

608-789-7549

[craigs@cityoflacrosse.org](mailto:craigs@cityoflacrosse.org)