

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address): (Matthew Curtis) Cappella Catering LLC
2110 Clearwater Dr. Onalaska, WI 54650

Owner of property (name and address), if different than Applicant:
Forte Properties LLC (owned by Matthew Curtis)
Formerly Airam Group LLC - 2102 3rd St S LaCrosse, WI 54601

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): 411 Third St. S. La Crosse, WI

Tax Parcel Number(s): 17-20029-20

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

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 _____ No

Description of subject site and **CURRENT** use: Currently a small restaurant
and bar with capacity of about 35.

Description of **PROPOSED** site and operation/use (detailed plan of the proposed site):
Proposed site use is the exact same as the
current use. Nothing changes

Type of Structure **proposed**: existing location at 411 3rd St. S.

Number of **current** employees, if applicable: 15

Number of **proposed** employees, if applicable: 15

Number of **current** off-street parking spaces: 4

Number of **proposed** off-street parking spaces: 4

* 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] 6/30/23
(signature) (date)
415-215-4232 mcurtis323@gmail.com
(telephone) (email)

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

Personally appeared before me this 30 day of JUNE, 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: 12/31/24


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 12th day of July, 2023.

Signed: [Signature] Planning Manager
Director of Planning & Development

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
COUNTY OF La Crosse) ss

The undersigned, Matthew Curtis, being duly
(owner of subject parcel(s) for Conditional Use)

sworn states:

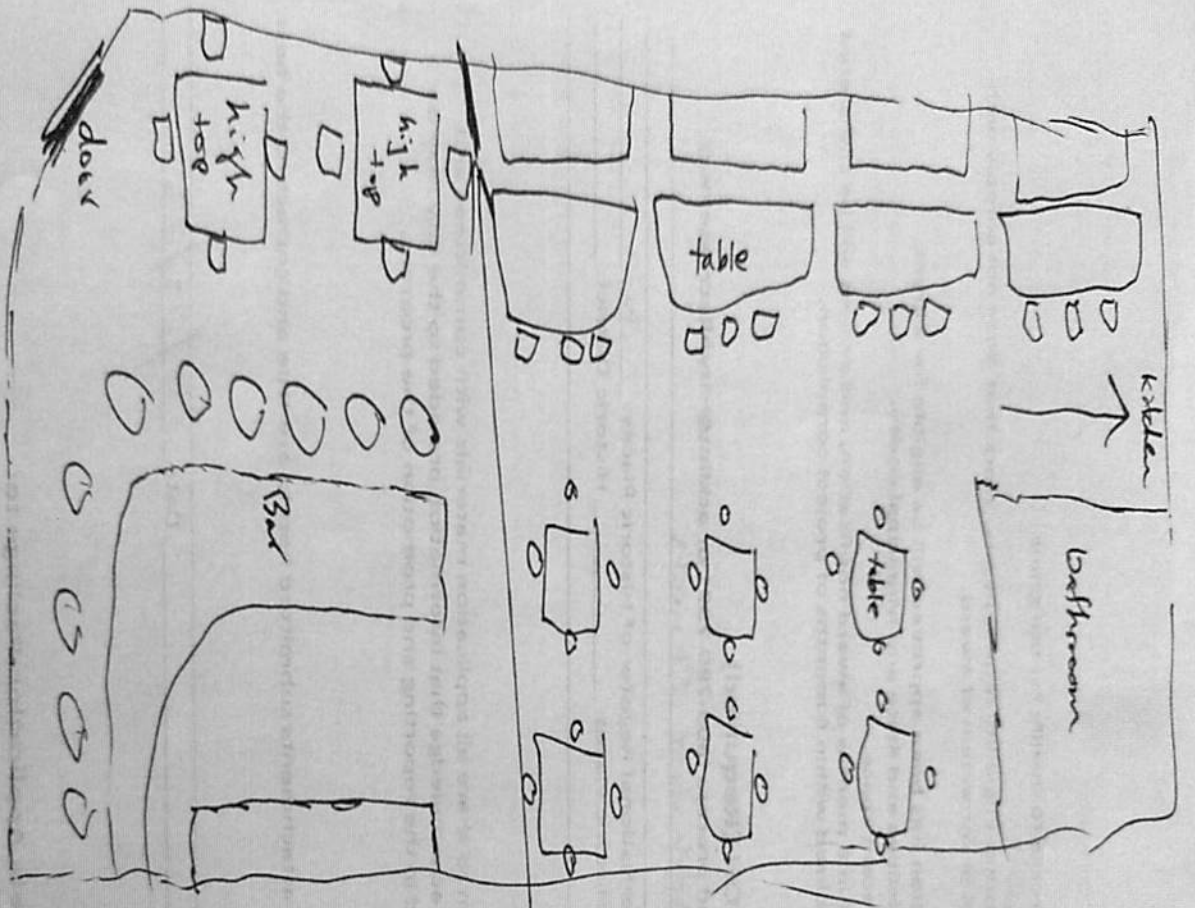
1. That the undersigned is an adult resident of the City of Onalaska,
State of Wisconsin.
2. That the undersigned is a/the legal owner of the property located at:
411 Third St. S. La Crosse, WI 54601
(address of subject parcel for Conditional Use)
3. By signing this affidavit, the undersigned property 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 10th day of JUNE, 20 23.

[Signature]
Notary Public
My Commission expires is permanent





door to basement
office and liquor storage -
Employees only

Business Plan

Sept 2023 - Sept 2024

Hours - Wednesday - Saturday 4-9

gross daily sales - Food = \$1,260

Liquor = \$840

Monthly - Food = \$5,670

Liquor = \$3,780

annual - Food = \$68,040

Liquor = \$45,360

15 employees (5 full time)

food truck that does not serve alcohol - Revenue \$290,000.00

Craig, Sondra

From: Marlene McCluskey <mmclluskey@newcastletitle.us>
Sent: Friday, July 7, 2023 11:25 AM
To: Beth Grossbach; Adam Weissenberger; Dawn Faherty; Craig, Sondra
Cc: Matthew Curtis - Choral Tracks; primary_email
Subject: RE: 411 s 3rd street Apothik Warranty deed full legal description

You don't often get email from mmclluskey@newcastletitle.us. [Learn why this is important](#)

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Sure, I can help 😊

411 3rd Street South, La Crosse, WI 54601

Parcel No. 17-20029-20

Legal Description:

The West 100 feet of the South 20 feet of Lot 2 in Block 10 of C. & F. J. Dunn, H.L. Dousman and Peter Cameron's Addition to the Town of La Crosse, now in the City of La Crosse, La Crosse County, Wisconsin.

Let me know if there is anything else you need.

Thanks!


MARLENE MCCLUSKEY WLTP

Searching & Title Manager

750 North 3rd Street, Suite B, La Crosse, WI 54601

Tel: 608-783-9265 | Fax: 608-783-9266



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WARNING - FRAUDULENT FUNDING INSTRUCTIONS Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account. **DISCLAIMER: CONFIDENTIALITY NOTICE-**This message including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Beth Grossbach <bgrossbach@newcastletitle.us>

Sent: Friday, July 7, 2023 11:04 AM

To: Adam Weissenberger <adam@cbrivervalley.com>; Dawn Faherty <dfaherty@newcastletitle.us>; craigs@cityoflacrosse.org

Cc: Matthew Curtis - Choral Tracks <mjcurtis323@gmail.com>; primary_email <norb.maria@gmail.com>; Marlene McCluskey <mmclluskey@newcastletitle.us>

Subject: RE: 411 s 3rd street Apothik Warranty deed full legal description

Dawn is out of the office until Tuesday and I am in closings most of the day.

Marlene, can you help out with Adam's request below?

Thank you 😊