

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

PA HOUA VANG 2734 ONALASKA AVE LA CROSSE 54601

(CY CAPITAL LLC)

DOCS HIDEOUT LLC

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

DOC POWELL'S LLC 901 STATE STREET, LA CROSSE, 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): 200 Main Street. St. 101

Tax Parcel Number(s): 17-20014-70

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

Zoning District Classification: C3 "Community Business"

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: former restaurant. Vacant now.

Description of PROPOSED site and operation/use (detailed plan of the proposed site): will be using for restaurant & Bar. See letter for more in deep & description

Type of Structure proposed: RESTAURANT / BAR

Number of current employees, if applicable: N/A

Number of proposed employees, if applicable: N/A

Number of current off-street parking spaces: N/A

Number of proposed off-street parking spaces: N/A

*** 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**:

N/A

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

N/A

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] 3/18/2024
(signature) (date)
608-769-3046 Pavaj55901@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 27th day of March, 2024.

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

AFFIDAVIT OF OWNER

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

The undersigned, Bradley 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 La Crosse.
2. That the undersigned is a/the legal owner of the property located at:
200 main street, Ste. 101 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.

Brad Frahm
Property Owner

Subscribed and sworn to before me this 15th day of March, 2024.

Shari Erdmann

Notary Public
My Commission expires 4-17-2027.





1633451

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. KEBRIDE

RECORDED ON
12/12/2013 12:43PM
REC FEE: 30.00
TRANSFER FEE: 3240.00
EXEMPT #:
PAGES: 1

DOCUMENT NUMBER	WARRANTY DEED
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White Beaver, LLC, a Wisconsin limited liability

company.

conveys and warrants to Doc's Hideout LLC, a Wisconsin

limited liability company.

Return to

Doc's Hideout LLC
Attn: Bradley N. Frahm
4925 Coventry Court Apt. 4
Eau Claire, WI 54701

Tax Parcel No: 17-20014-070

the following described real estate in La Crosse County, State of Wisconsin:

That part of Lots 1 and 2 in Block 20 of Town of LaCrosse, in the City of LaCrosse, LaCrosse County, Wisconsin, described as follows: Beginning at the Northwestern corner of said Lot 1; thence Easterly along the Northerly line thereof 127.86 feet, more or less, to the centerline of a party wall; thence Southerly along said centerline 99.68 feet to the Northerly line of the Southerly 22.25 feet of said Lot 2; thence Westerly along said Northerly line 46 feet 2 inches to a point which is .06 feet Northerly of the Northeasterly corner of a building; thence Southerly parallel with the Westerly line of said Lot 2 a distance of .06 feet to said Northeasterly corner of the building; thence Westerly along the Northerly line of said building 81 feet 6.5 inches to the Westerly line of said Lot 2; thence Northerly along the Westerly line of said Lots 2 and 1 a distance of 101 feet more or less to the point of beginning.

Together with an easement for driveway purposes over the South 10 feet of the premises immediately adjacent on the East and together with the right to install under the surface of said South 10 feet a fuel oil storage tank and together with the right to service, repair and use said tank. Together with Party Wall Rights set forth in deed recorded in Volume 158 of Deeds, page 601, LaCrosse County Records. Together with Party Wall Rights set forth in deed recorded in Volume 144 of Deeds, page 253, LaCrosse County Records.

This is not homestead property.

Exceptions to warranties: Easements, covenants, zoning and restrictions of record, though no republication is intended herein.
General taxes for the year 2013.

Dated this 5 day of December, 2013.

(SEAL)

* _____
(SEAL)

* _____

White Beaver LLC
(SEAL)

* Paul A. Gerrard, Member
(SEAL)

* Peter T. Gerrard, Member
(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____ 2013.

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
LaCrosse COUNTY } SS

Personally came before me this 5 day of December, 2013 the above named Paul A. Gerrard and Peter T. Gerrard

to me known to be the persons who executed the foregoing instrument and acknowledge the same

Wendy A Banasik
* WENDY A BANASIK *
NOTARY PUBLIC
STATE OF WISCONSIN

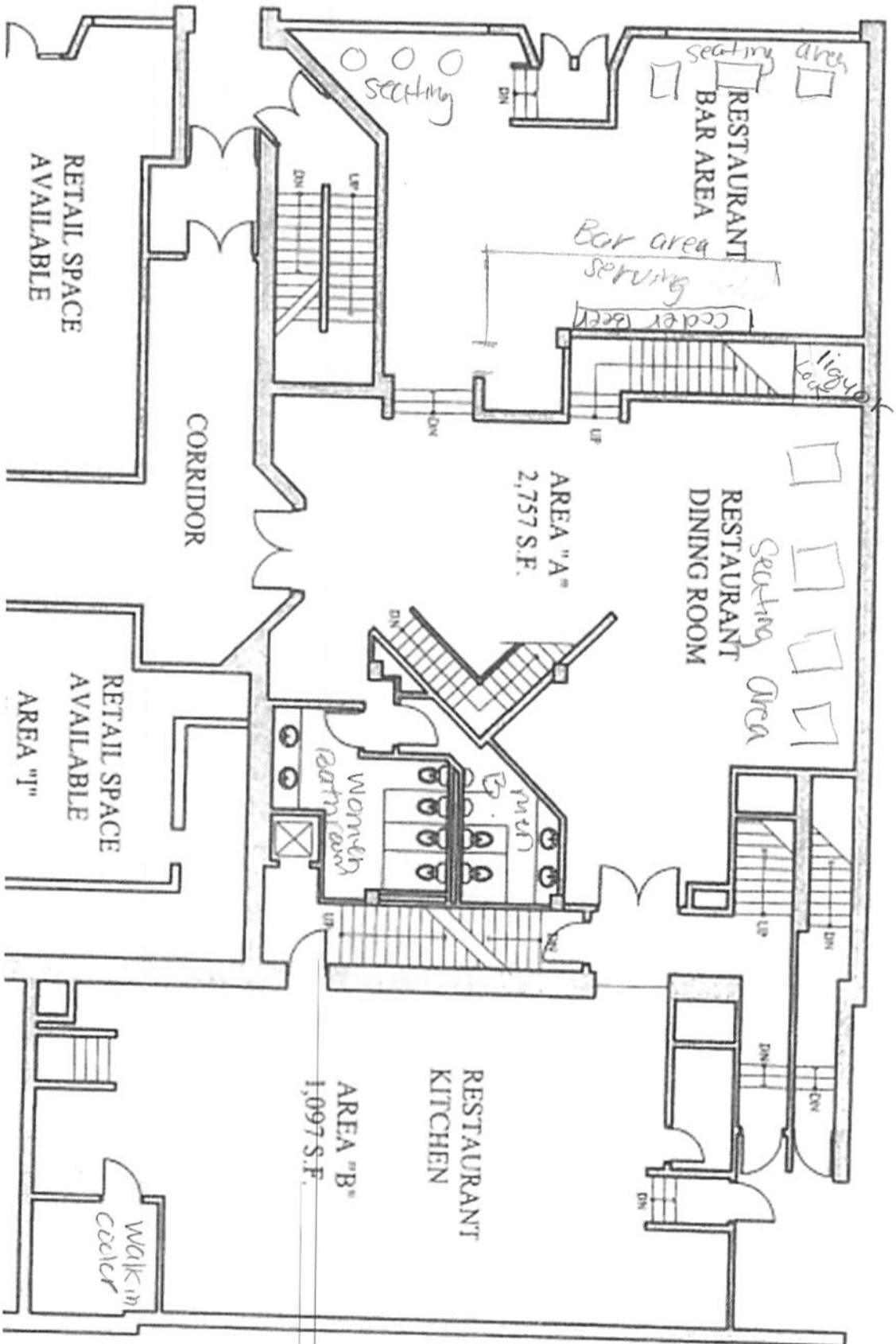
Notary Public State of WISCONSIN
My commission expires: 4-12-2016

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not _____
authorized by 706.06, Wisconsin Statutes

Drafted by James T. Gull - La Crosse, WI

* Names of persons signing in any capacity should be typed or printed below their signatures



Pa Houa Vang, Owner (CY Capital LLC)
LAX Fusion
200 Main Street, Suite 101
La Crosse, WI 54601

March 15, 2024

City of La Crosse – City Hall
400 La Crosse St
La Crosse, WI 54601

To the Esteemed Honorable Mayor Mitch Reynolds and Members of the Common Council of La Crosse,

As LAX Fusion proudly stands on 200 Main Street, Suite 101, La Crosse, Wisconsin, 54061, we are a testament to the evolving tastes and preferences of our community. With a team of eight passionate employees (2 of which will maintain duties and responsibilities for liquor related transactions), our doors are open from Tuesday to Sunday, 11 am to 9 pm, inviting patrons to explore the depths of Asian fusion cuisine. Our restaurant has become a canvas where the vibrancy of Asia's culinary heritage is painted with local flavors, creating a dining experience that is both unique and inclusive.

Seeking permission to apply for a Combination “Class B” Beer and Liquor License:

We seek to elevate this dining experience with the introduction of a Combination” Class B” beer and liquor license, aiming to blend a selection of fine spirits with our culinary offerings. This strategic enhancement is designed not only to complement our diverse menu but also to integrate a beverage selection that reflects our commitment to quality and cultural diversity. Our proposal envisions alcoholic beverages accounting for 20% of our sales, while our restaurant as the cornerstone of the business, proudly representing 80%. This balance ensures that while spirits add a new dimension to our dining experience, whereas our culinary creations remain the heart and soul of LAX Fusion.

Commitment to Responsible Service and Community Wellbeing:

Our approach to incorporating spirits into our dining experience is guided by a strong commitment to responsible service and the wellbeing of our community. We will implement comprehensive training for our staff, focusing on responsible serving practices, to ensure a safe and enjoyable environment for all our patrons. By doing so, we not only adhere to our principles

of care and responsibility but also reinforce our dedication to contributing positively to the community's social fabric.

Enhancement of the Local Economy through Community Engagement:

The introduction of a liquor license at LAX Fusion is also an opportunity to further support our local economy. By prioritizing local breweries and distilleries in our selection, we aim to spotlight the rich tapestry of local produce, thereby fostering a deeper sense of community and mutual support. This initiative is expected to not only create additional employment opportunities but also to enhance the vibrancy and appeal of Main Street, contributing to the broader economic and social vitality of La Crosse.

Our proposal for a Combination Class B beer and liquor license is driven by a vision to offer a more holistic dining experience at LAX Fusion, where exceptional food and carefully selected spirits come together to celebrate the rich diversity of Asian cultures. By maintaining a focus on our culinary offerings as the cornerstone of our business, representing 80% of our sales, and integrating a thoughtful selection of alcoholic beverages to constitute 20% of our sales, we aim to enrich the fabric of La Crosse's dining scene. We respectfully request your support in this endeavor, as we are committed to elevating the communal dining experience while fostering a safe, responsible, and economically vibrant community.

Thank you for considering our application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pa Houa Vang', with a long horizontal line extending to the right.

Pa Houa Vang
Owner of LAX Fusion