

Agenda Item 22-1031 (Lewis Kuhlman)

Application of LAX Food Hall LLC for a Conditional Use Permit at 508 Jay St. allowing permission to apply for a Combination "Class B" Beer & Liquor license.

General Location

District 6, Downtown Neighborhood, east of 5th Ave and one block south of Main St. The address is part of an office building and adjacent to a derelict theater.

Background Information

The address used to be home to The Good Fight Community Center & Fitness Gym, but is currently being renovated for the LAX Food Hall. As part of the communal dining area with a variety of food vendors, the applicant would like to include a bar. The applicant anticipates that alcohol will account for 50% sales. The bar will be on the first floor and contain under-counter coolers. Extra beer and liquor will be stored in the 2nd floor office. The planned operating hours are 10am-2am, Thursday through Saturday, and 10am-10pm, Sunday through Wednesday. This business is estimated to create 13 jobs. As of 8/23, there are eight liquor licenses left, one regular and seven reserve licenses. However, there are three outstanding CUPs.

Recommendation of Other Boards and Commissions

The Common Council approved a conditional use permit on April 14, 2022. However, the applicant did not apply for a liquor license within 90 days and must reapply for a conditional use permit.

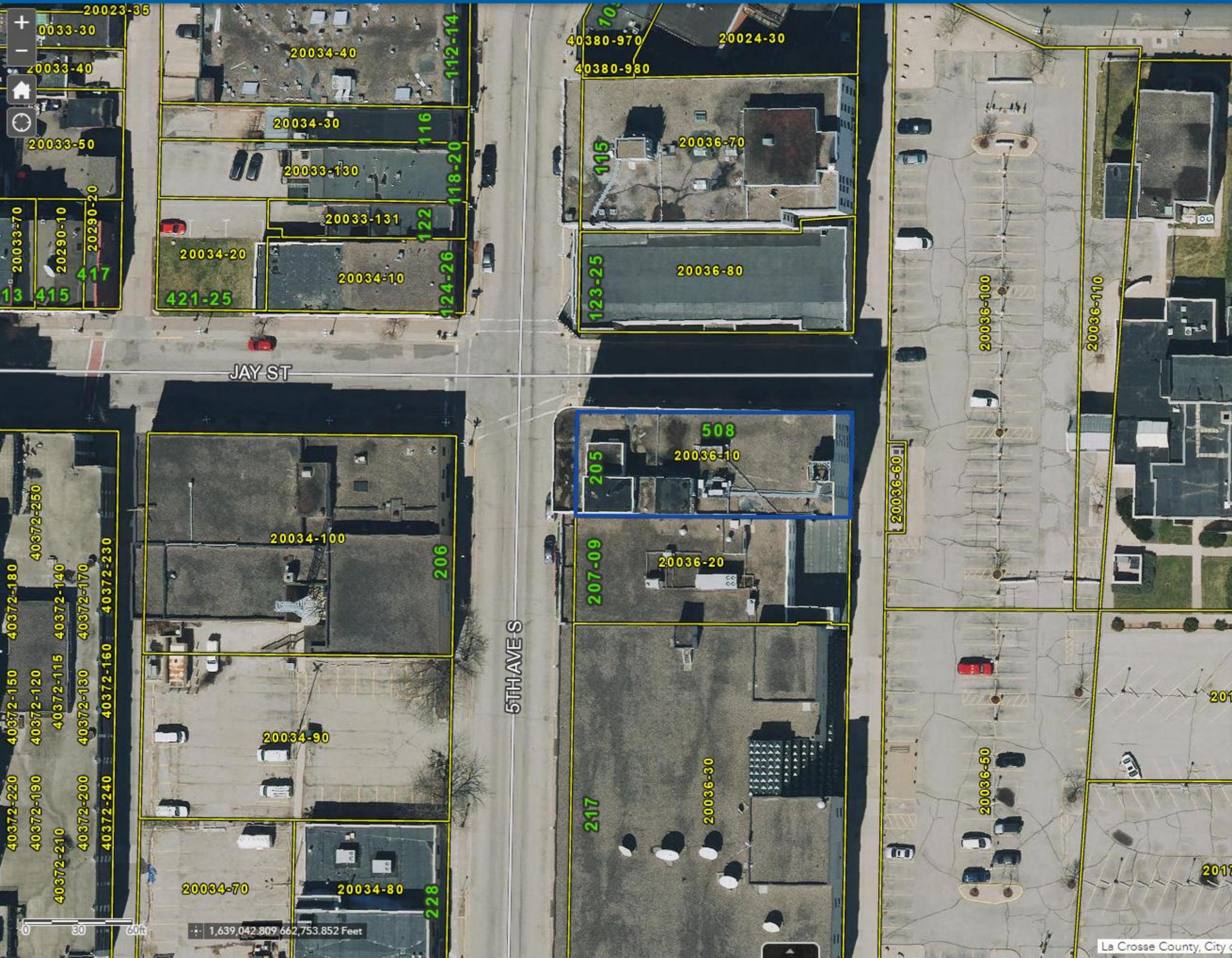
Consistency with Adopted Comprehensive Plan

The Future Land Use Map shows this parcel as Downtown, which includes high-intensity retail and entertainment. It may benefit a Land Use Objective for Downtown Revitalization and an Economic Development Objective for Central Business District Incubator.

Staff Recommendation

Approval – The applicant is not just creating a bar. The beer and liquor sold is intended to be in support of the ten or so food vendors at the site. By operating the bar separately, the applicant will free up the vendors to focus on food.

Routing J&A 8.30.2022



Legend ⌵ ✕

Search Results: Property Address

- Property Address

Transportation Labels

Roads - Labels

- Interstate
- US Highways
 - US Highways - Hwy 14-61
 - US Highways - Hwy 53
 - US Highways - Hwy 61 Shield Only
- State Highway
- County Highways
- Ramp
- Local Roads - Arterial
- Local Roads - Collector
- Local Roads - Other
- Private Roads

Tax Parcels

Tax Parcels - Labels

- Tax Parcels

Parks and Recreation

Parks and Recreation

- Pools and Beaches
- Boat Launch
- Parks

