

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 5, 2017**

➤ **AGENDA ITEM – 17-1071 (Andrea Schnick)**

Application of Diana Hobson dba DnA Vintners for a Conditional Use Permit (amendment) at 1223 and 1229 Caledonia Street allowing for a winery with tasting room.

➤ **ROUTING:** J&A, Public Hearing 9/5/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

In 2014 Ms. Hobson was granted a Conditional Use Permit at 1229 Caledonia Street to use the property for wine production and a wine tasting room. At the time, the rest of the parcel was occupied by the La Crosse Loggers and Daybreak Heritage Gifts. Daybreak Heritage Gifts has relocated, leaving an empty store front at 1223 Caledonia St.

Ms. Hobson would like to amend her current Conditional Use Permit to be used at 1223 Caledonia St from 1229 Caledonia St. This new location will allow more visibility for her business. Rather than by appointment only, she will have regular business hours, which she is currently planning on 1:00 – 6:00pm Thursday – Sunday and then expanding those hours in the future. She has received approval from the WI Department of Revenue to continue wine production and tasting at 1229 Caledonia St and received guidance from the DOR to apply for a Class B license from the City of La Crosse for wine tasting and sales at 1223 Caledonia St.

1223-1229 Caledonia Street is the same tax parcel.

This will be occupying a currently empty storefront on Caledonia Street. Ms. Hobson plans to sell wine-retailed retail merchandise and pre-packaged foods in this location as well. Her wine is sold at 22 other retail locations across the state. DnA Vinters is a member of the North La Crosse Business Association and has received a letter of support from the President of the North La Crosse Business Association for the CUP.

Per Sec. 115-393 (a) this property is exempt from off-street parking requirements.

➤ **GENERAL LOCATION:**

1223 Caledonia Street in Old Towne North (Uptowne).

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

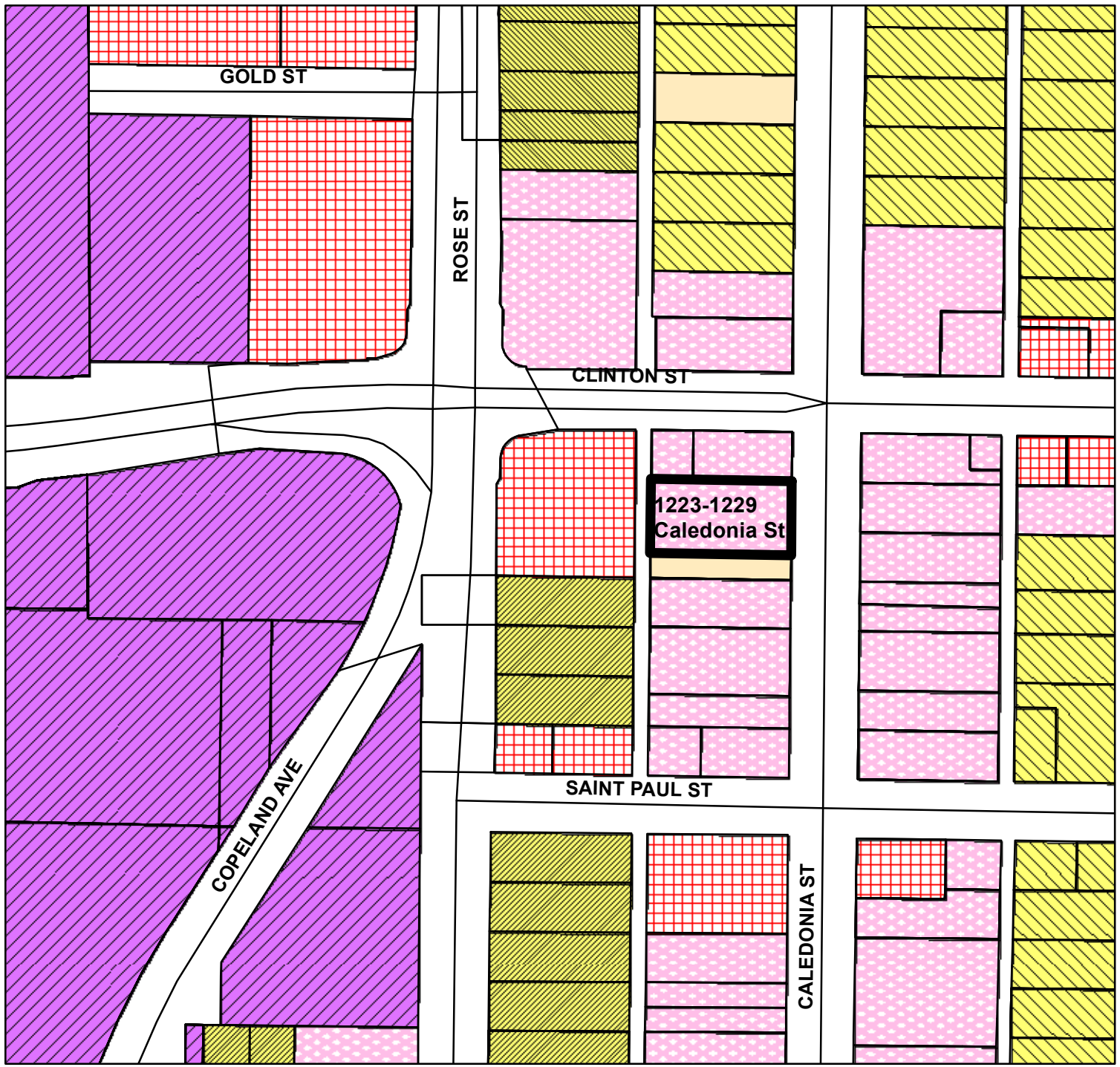
Resolution 14-1080, the original CUP for 1229 Caledonia St, was approved by the Common Council October 9, 2014.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is indicated as Medium Intensity Retail, Office or Housing. The Comprehensive Plan consistently encourages the City to work with the Caledonia Street Merchants Association, now the North La Crosse Business Association, for commercial and neighborhood revitalization.

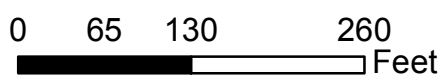
➤ **PLANNING RECOMMENDATION:**

This item is recommended for approval.



BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





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