

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 29, 2018**

➤ **AGENDA ITEM – 18-0051 (Andrea Schnick/Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to the Commercial District allowing a brewery/taproom at 83 Copeland Avenue.

➤ **ROUTING:** J&A, Public Hearing 1/30/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

This item is related to 18-0050. The applicant is looking to establish a brewery with a tasting room on the property depicted on attached **MAP PC18-0051**. Due to the bottling component of the business this use is only permitted in heavy industrial or in commercial with the approval of a Conditional Use Permit in a commercial zoning district. This new business will be utilizing an existing, vacant building.

The planned weekday hours are 11:00am – 10:00pm and 11:00am – 1:00am on weekends. Hours may be extended for special events and holidays.

Preliminary site and floorplan demonstrates the off-street parking requirements are satisfied with the existing parking.

➤ **GENERAL LOCATION:**

83 Copeland Avenue, as depicted in MAP18-0051.

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

N/A

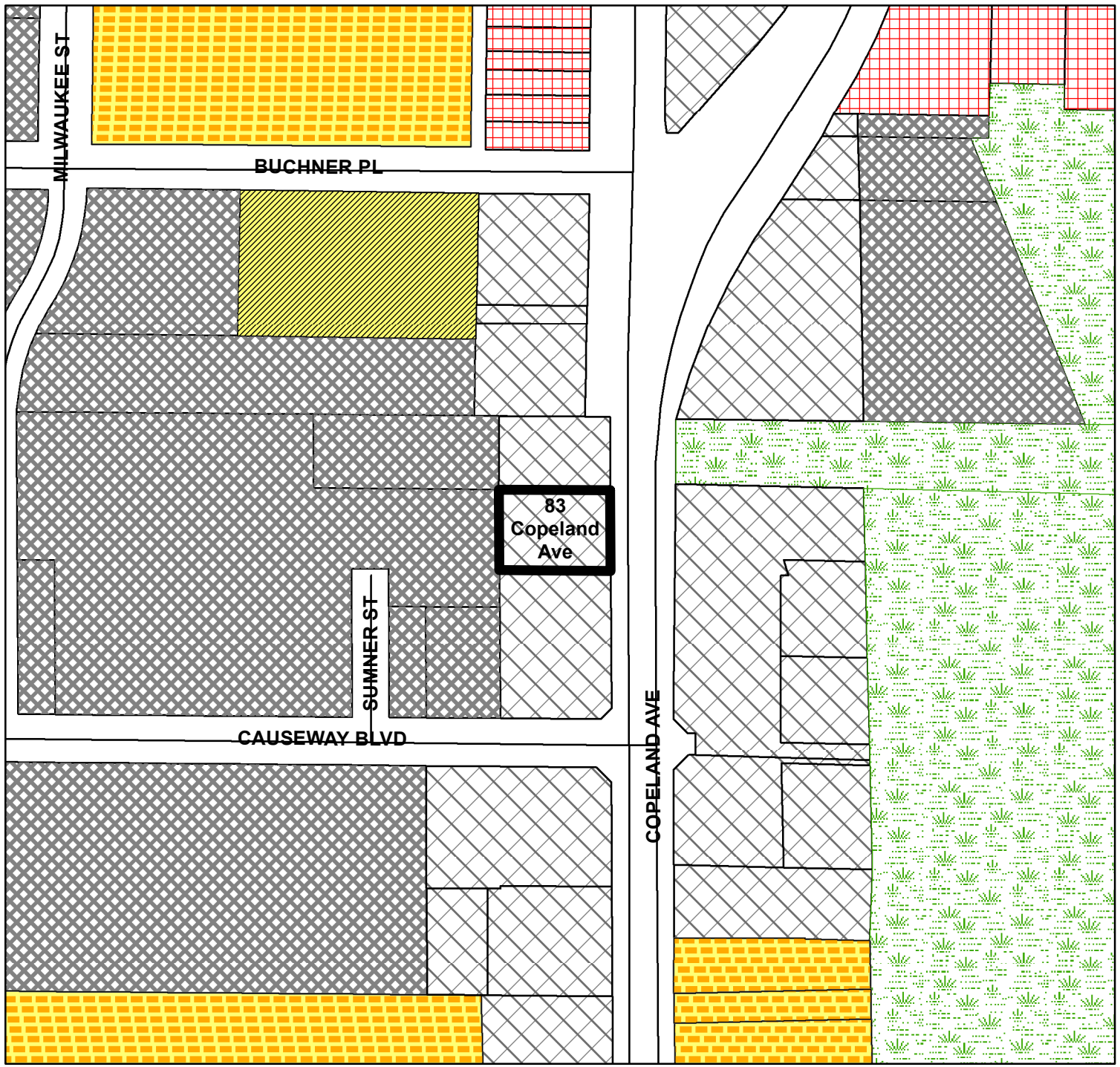
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use for this parcel in the comprehensive plan is “high intensity retail, office or housing.” This demonstrates a shift from manufacturing to commercial and therefore is consistent with the comprehensive plan.

This area is also a focus of the Highway 53 Corridor Master Planning Study. In the study there is an emphasis on redevelopment and also a shift from manufacturing to commercial and residential.

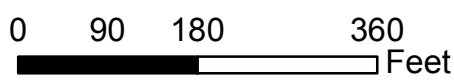
➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval of the ordinance amendment to rezone to commercial.



BASIC ZONING DISTRICTS
























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- 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

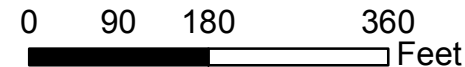


PC18-0050
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