




















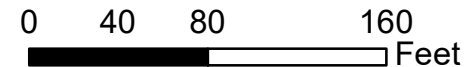
**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
APRIL 4, 2022**

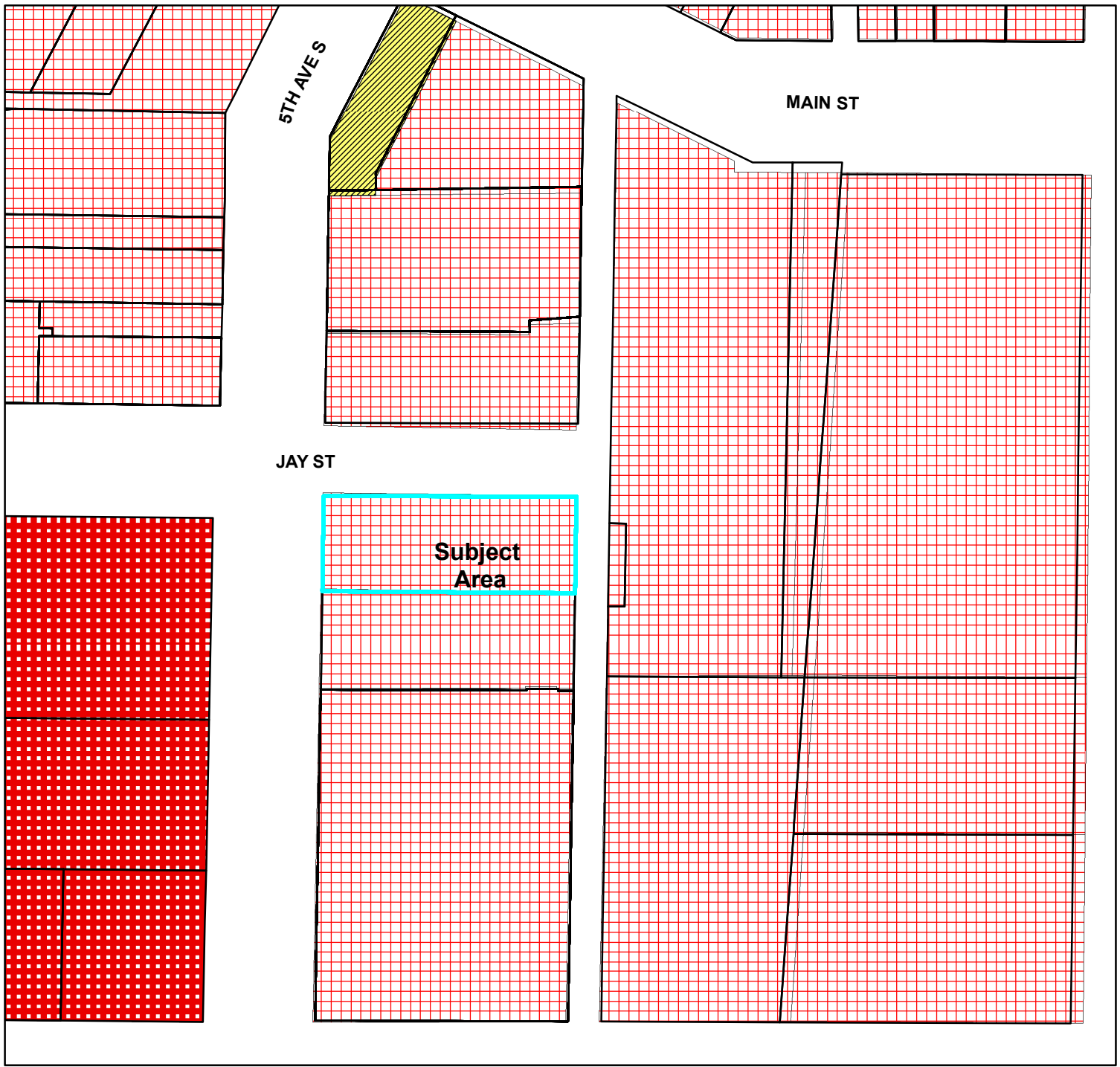
- **AGENDA ITEM: 22-0333 (Lewis Kuhlman)**
Application of LAX Food Hall LLC for a Conditional Use Permit at 508 Jay St. allowing permission to apply for a Combination "Class B" Beer & Liquor license.
- **ROUTING: J&A 4.5.2022**
- **BACKGROUND INFORMATION:**
The address used to be home to The Good Fight Community Center & Fitness Gym, but is currently unused. The applicant's intent is to open a food hall—a communal dining area with a variety of food vendors. 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 applicant's hours will likely be 10am-2am, Tuesday through Saturday, and 10am-10pm, Sunday and Monday. This business is estimated to create 13 jobs. As of 3/25, there were nine liquor licenses left, two regular and seven reserve licenses.
- **GENERAL LOCATION:**
District 6, Downtown Neighborhood, east of 5th Ave and one block south of Main St as depicted in Map- 22-0333. The address is part of an office building and adjacent to a derelict theater.
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
N/A
- **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 Objectives for Downtown Revitalization and an Economic Development Objective for Central Business District Incubator.
- **PLANNING 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.



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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