



January 5, 2018

City of La Crosse

Re: Re-Zoning and Conditional Use Permit Applications, 83 Copeland Ave., La Crosse, WI

Dear Common Council,

Enclosed for your review please find a Re-zoning and Conditional Use Permit Application for the proposed Brewery/Tap Room at 83 Copeland Avenue (Property) in La Crosse, WI, along with checks in the amount of \$300.00 for the required conditional use fee and \$450.00 for the required re-zoning fee.

We are proposing the use of the existing Property in the City of La Crosse for the operation of a Brewery/Tap Room. The Property, formally occupied by Flooring Interiors, is now vacant. A preliminary floor and site plan depicting the proposed Brewery/Tap Room is enclosed for your reference.

The Property is currently zoned as M-1 Light Industrial. City of La Crosse Ordinances permits the re-zoning to a C-2 Commercial, after which a conditional use permit may be applied for. The properties immediately surrounding the Property are zoned M-2 Heavy Industrial and M-1 Light Industrial.

The Property is bordered to the South by Kwik Trip, to the West by Mcloone Metal Graphics, and to the North by the Xcel Energy Easement. The use of the Property as a Brewery/Tap Room would not create a detriment to the immediately surrounding properties, and improving the current vacant building would only enhance the appearance of the area.

The proposed use of the Property as a Brewery/Tap Room will contribute to the City's future vision for the Highway 53 corridor master plan and be complementary to the Riverside North future plans. The intended use will contribute to a vibrant commercial district by providing a sampling room and small venue live entertainment.

608 Brewing Company will create a new business within the City promoting job creation and tourism. The Brewery intends to operate up to 7 days per week. The planned Tap Room weekday hours will be 11:00 AM - 10:00 PM, with different hours for special events and holidays. The planned Tap Room weekend hours will be 11:00 AM – 1:00 AM with different hours for special events and holidays.

Thank you for your attention to this matter. If you have any questions or comments regarding the above, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phil Humphrey', written over a white background.

Phil Humphrey
608 Brewing Company, LLC