

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 3, 2015**

➤ **AGENDA ITEM – 15-0746 (Lewis Kuhlman)**

Request of Maria Norberg dba Grounded Coffee LLC (Apothik) for extension of Conditional Use Permit allowing her permission to apply for a Combination "Class B" Beer & Liquor license at 304-308 Main Street.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The City granted the applicant a Conditional Use Permit in May 2015 to get a Combination "Class B" Beer and Liquor License for the property depicted on attached **MAP PC15-0746**. The license was to support the expansion of Grounded Coffee into a full service restaurant including constructing an addition onto the existing building. However, due to a previously undisclosed easement on the property, the applicant has had to put the building expansion plans on hold temporarily. She is requesting that the CUP be extended to December 2015. The applicant anticipates the project to be completed in April 2016 and open the following month.

➤ **GENERAL LOCATION:**

Downtown La Crosse, about one lot east from the southwest corner of 3rd St. & Main St.

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

The Common Council approved applicant's Conditional Use Permit request on May 14th, 2015.

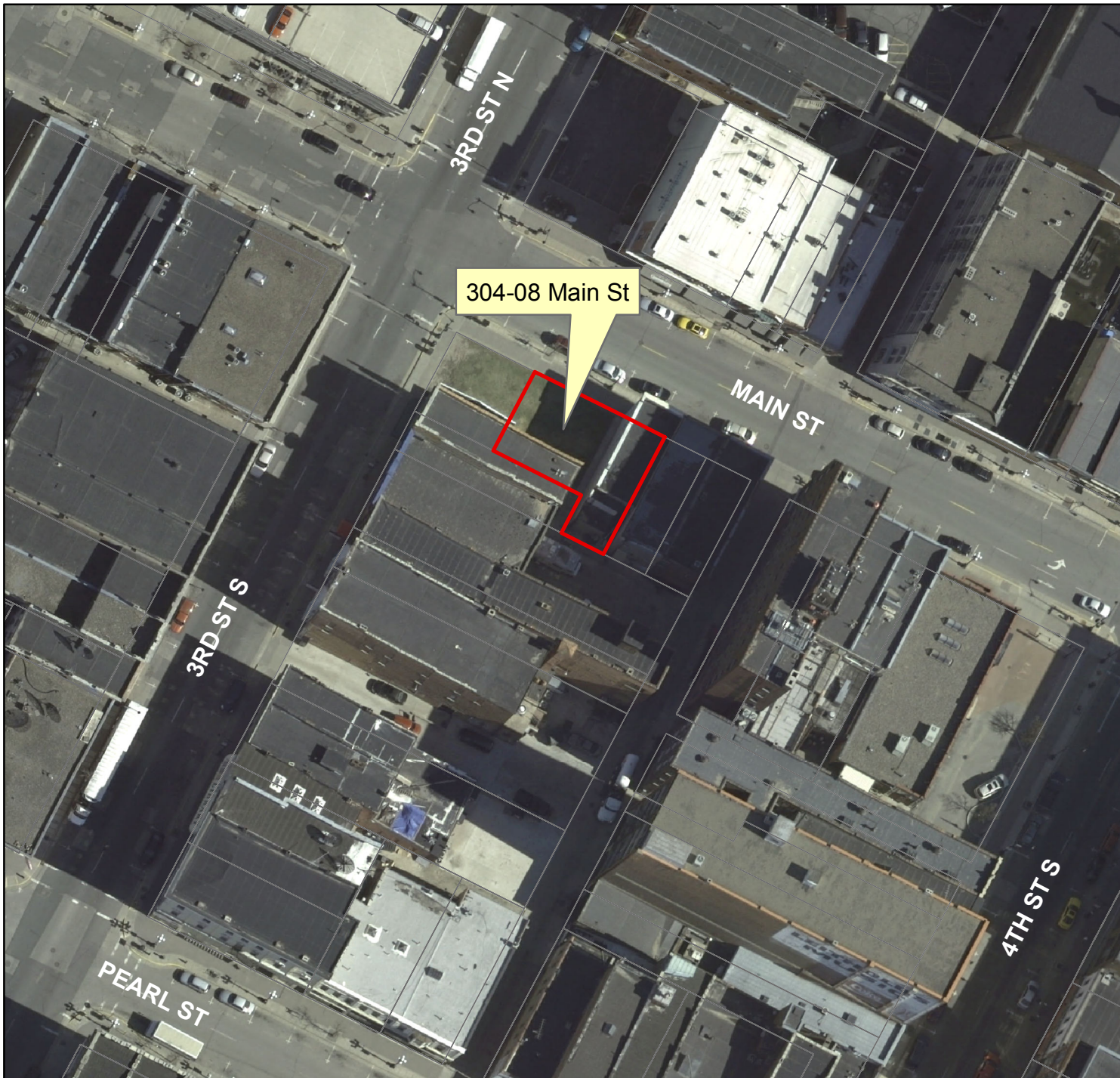
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Extensions of Conditional Use Permits are not explicitly covered in the Comprehensive Plan. However, the overall project is consistent with the Comprehensive Plan. It supports the Economic Development objectives of downtown revitalization and development of underutilized sites.
























➤ **PLANNING RECOMMENDATION:**

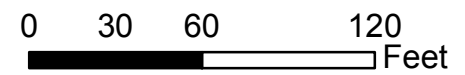
Planning staff recommends approval of this CUP extension. Though the applicant is facing an unforeseen challenge, the project is still moving forward to expand an existing

business into a full service restaurant and develop a vacant lot. The extension will allow her to continue with the development without reapplying for a CUP.

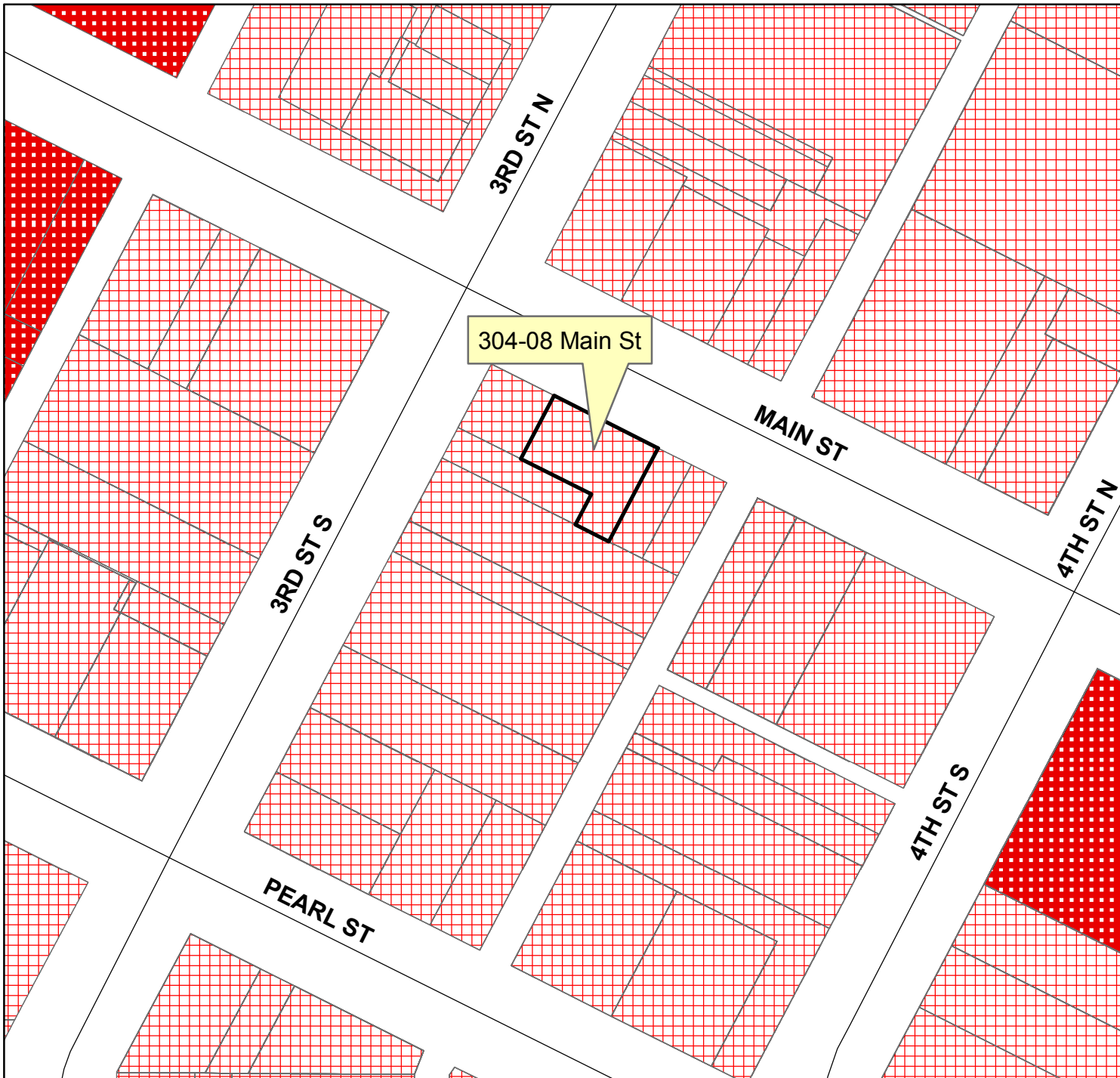


BASIC ZONING DISTRICTS
























-  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

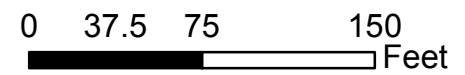


PC15-0746



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