

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 4, 2019**

- **AGENDA ITEM – 19-0211 (Jack Zabrowski)**
Application of State Street Delicatessen, LLC for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor License at 321 State St.

- **ROUTING:** J&A 3/5/2019

- **BACKGROUND INFORMATION:** Sec. 115-359(a) - "Class B" beer and liquor license establishments states, "A conditional use permit (CUP) shall be required for premises seeking a combination "Class B" beer and liquor license within the Central Business District."

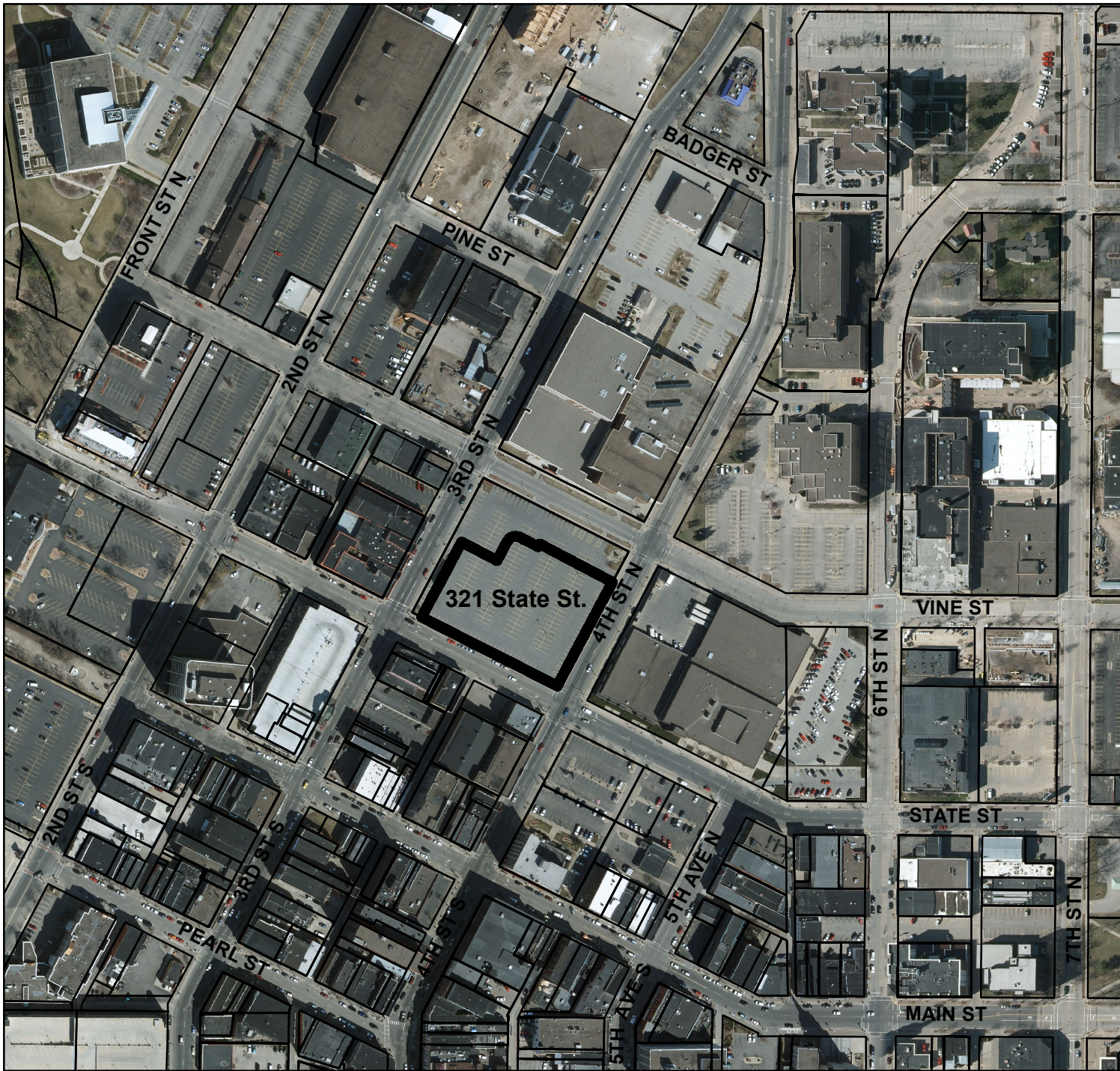
The Applicant is requesting a "Class B" Beer and Liquor License for State St. Delicatessen LLC. The new proposed business, a combination, grocery store and tavern will sell food as well as wine, beer and liquor for take-out and dine-in guests. Beer, wine and liquor sales are estimated to be approximately 25% of gross receipts. Typical business hours will be from 8:00 a.m. – 10 p.m., extended to 12:00 a.m. for; special days, holidays or private events. Five off-street parking spaces will be provided.

- **GENERAL LOCATION:**
321 State Street, on the south side of the Belle Square building.

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
N/A

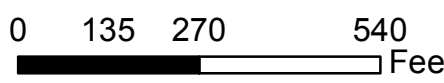
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The location of the proposed business is zoned Commercial on the Future Land Use map of the Comprehensive Plan, therefore granting of this conditional use would be consistent. Downtown business development is also encouraged in the Comprehensive Plan.

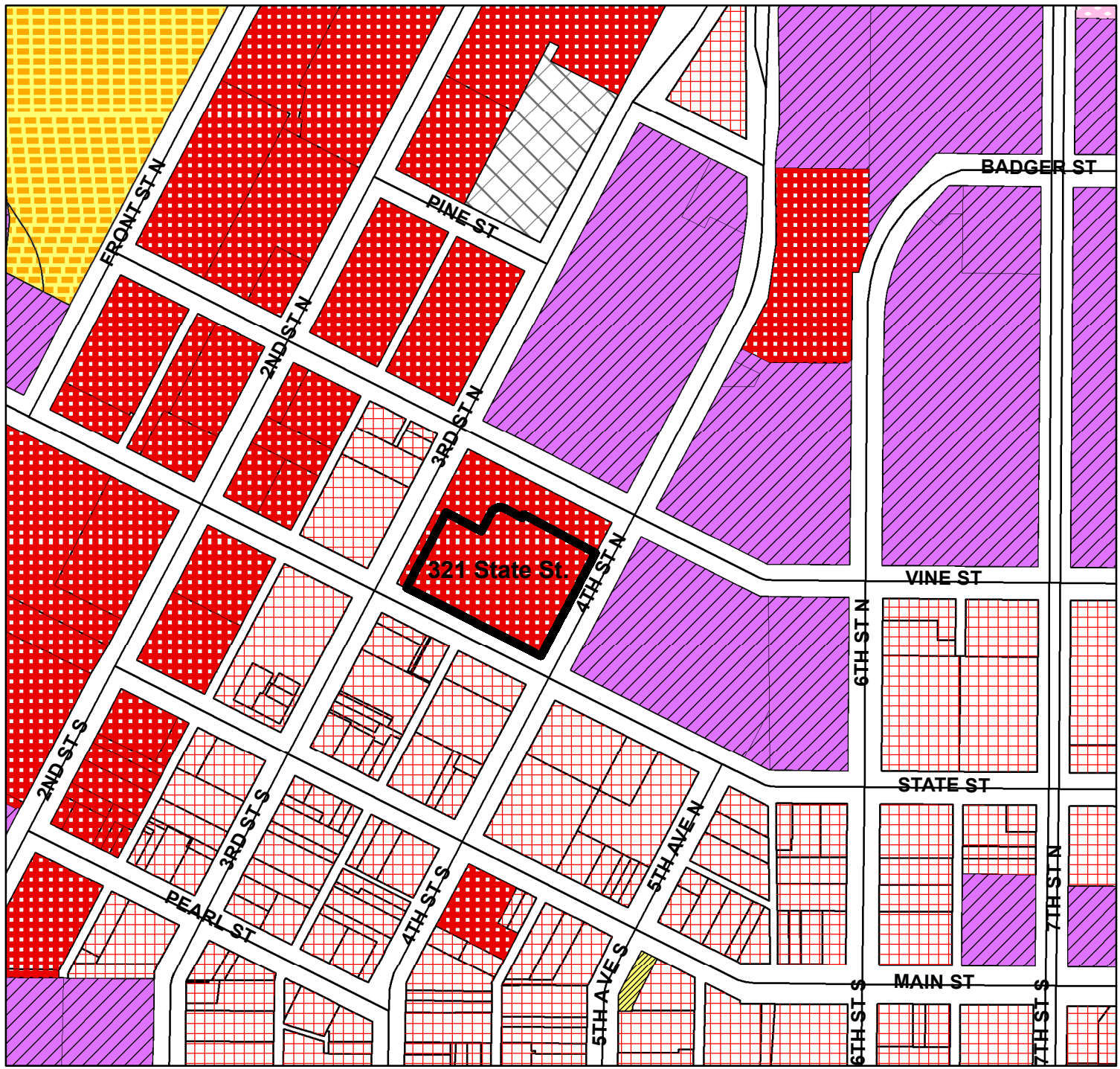
- **PLANNING RECOMMENDATION:**
The Department recommends approval of the requested Conditional Use Permit for a Combination "Class B" Beer & Liquor License for the State St. Delicatessen.



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
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