

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

➤ **AGENDA ITEM – 18-0050 (Andrea Schnick/Tim Acklin)**

Application of 608 Brewing Company LLC for a Conditional Use Permit allowing for 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 Agenda Item #18-0051. The applicant is looking to establish a brewery with a tasting room on the property depicted on attached **MAP PC18-0050**. This use is permitted per the approval of Conditional Use Permit in a commercial zoning district which the applicant is also petitioning the City to rezone the property to. 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 floor plans indicate that the off-street parking requirements will be met. Final determination of the parking requirement will be made upon review of their Building Permit application.

➤ **GENERAL LOCATION:**

83 Copeland Avenue.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

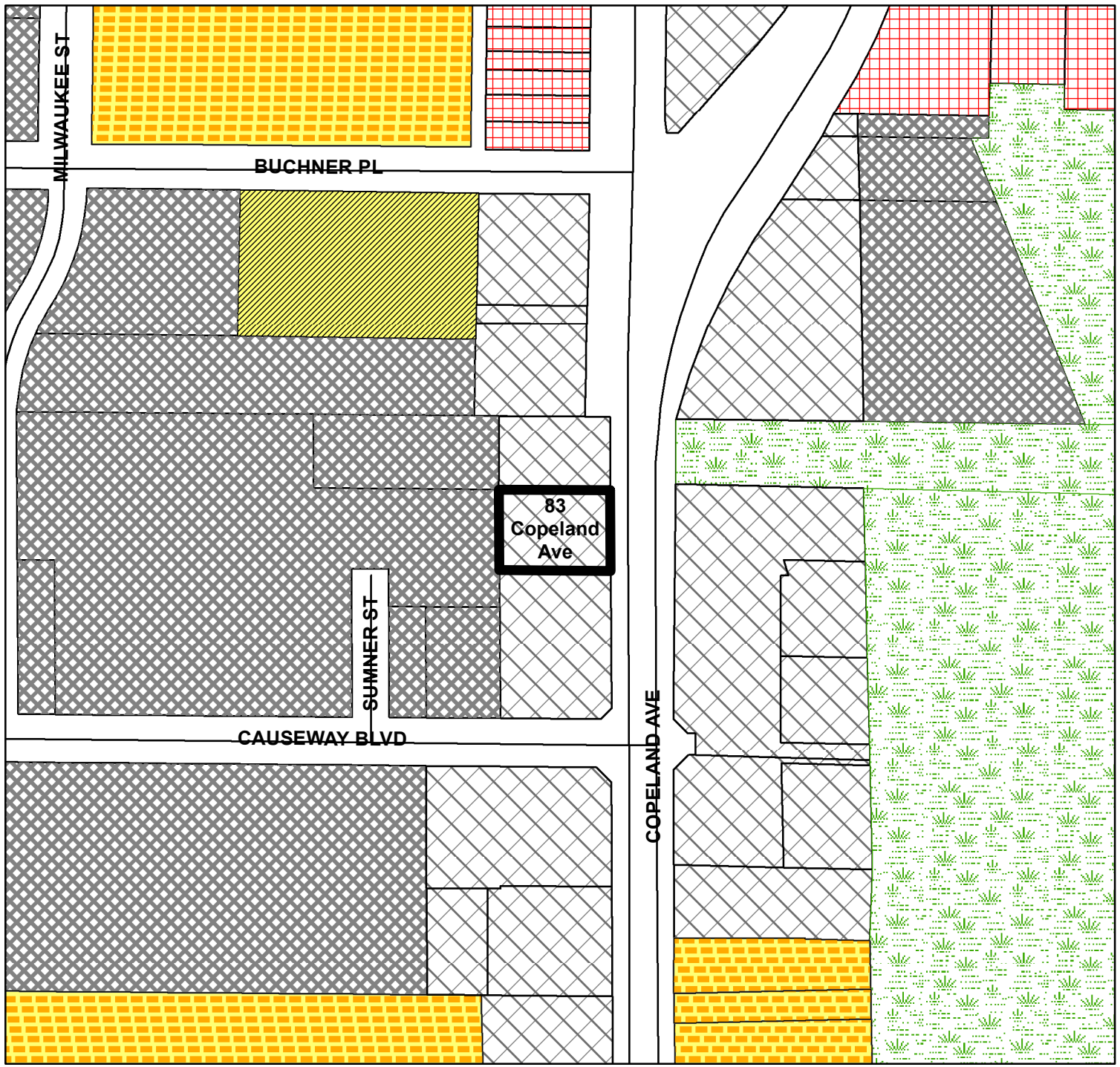
The future land use for this parcel in the comprehensive plan is “high intensity retail, office or housing.” This demonstrates a shift from manufacturing to commercial and therefore is consistent with the comprehensive plan.

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:**

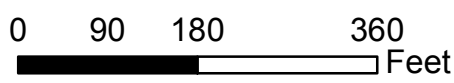
Planning staff recommends approval of the application for the Conditional Use Permit with the following conditions:

- Must meet off-street parking requirement.
- No more than 1,000 barrels are produced per year
- Facility is less than 5,000 square feet (current building is approximately 3,910 sq. ft.)



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

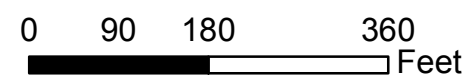


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