

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 1, 2019**

➤ **AGENDA ITEM – 19-0875 (Lewis Kuhlman)**

Application of Lighthouse Hospitality LLC for a Conditional Use Permit at 127 4th St. S. (1st floor restaurant) allowing an application for a Combination "Class B" Beer & Liquor License.

➤ **ROUTING:** J&A 7/2/19

➤ **BACKGROUND INFORMATION:**

The purpose of this regulation is to promote redevelopment, encourage a mixture of land uses, and diversify times of operation downtown. Applicant is seeking a conditional use permit for a beer and liquor license for an Asian noodle bar. There are 4 existing beer and liquor licensed premises on the same block face – The Root Note, 4th Street Bar, Fayze’s Restaurant, and Top Shots. The application states the restaurant will create ten new jobs. The owner has invested in the historical rehabilitation of the building and the proposed use would be in keeping with the former use of a restaurant. They expect a 60% food, 40% beverage sale ratio.

➤ **GENERAL LOCATION:**

Downtown, on 4th St. at Pearl St. as depicted in MAP 19-0875.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** Not applicable

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**



An Asian noodle bar is consistent with the Downtown land use in the Future Land Use Map. It supports land use objectives of downtown revitalization, maintaining traditional urban character, and stemming property deterioration.

➤ **PLANNING RECOMMENDATION:**

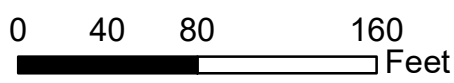
Approval - the application meets the conditional use regulations for a Combination “Class B” Beer & Liquor License.

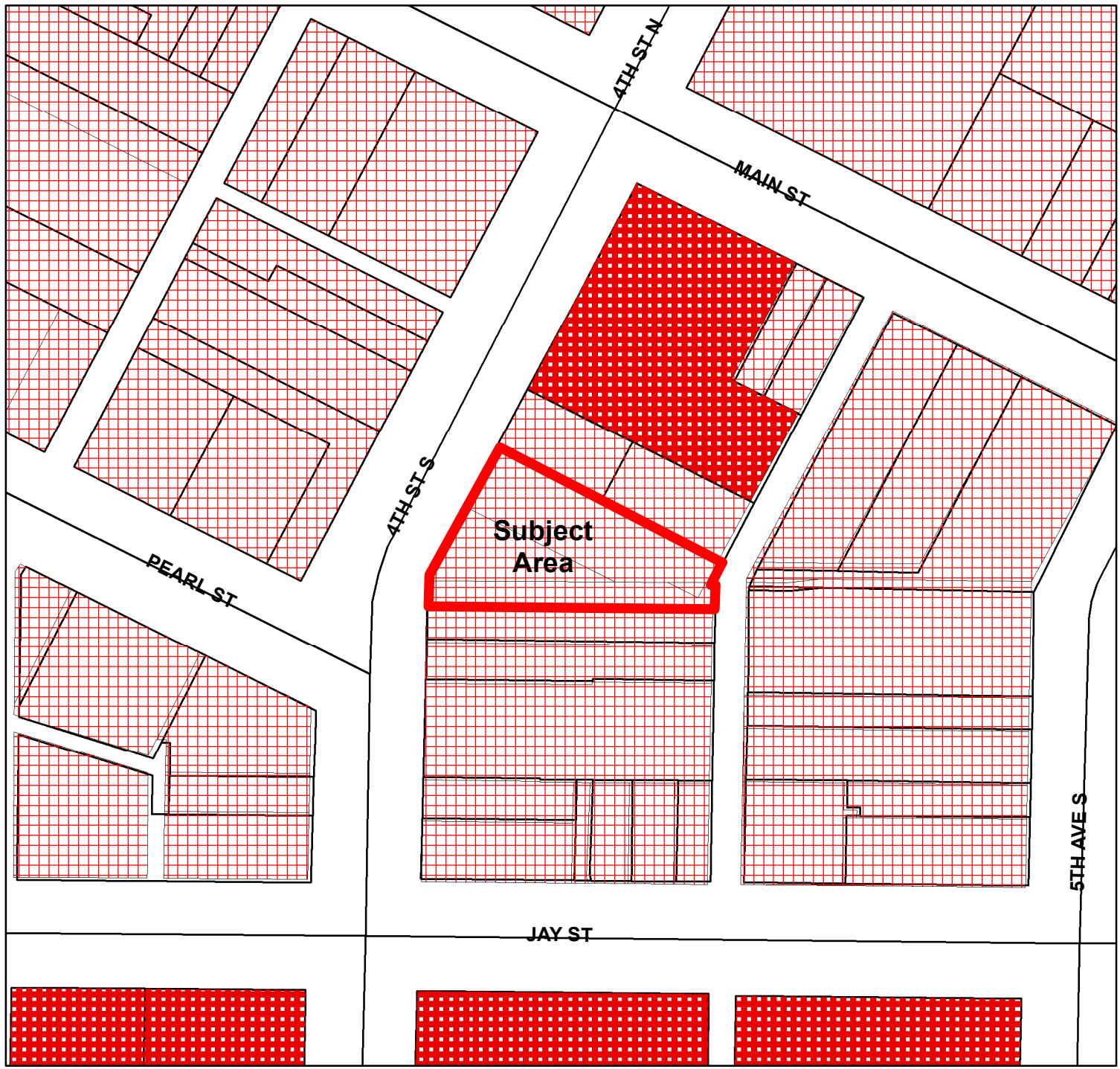


BASIC ZONING DISTRICTS

	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







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

