

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 28, 2014**

➤ **AGENDA ITEM – PC2014-04-28-12**

Application of Golden Taps LLC (Bijan Jadali) for a Conditional Use Permit at 520 State Street allowing for a Combination "Class B" Beer and Liquor license.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a Conditional Use Permit for the property depicted on attached **MAP PC2014-04-28-12**. The applicant is renovating building to host a bar and restaurant that will be approximately 5,000 square feet. It will specialize in Mediterranean cuisine and serve over 500 craft beers. Applicant expects to create 13 full-time equivalent jobs and estimates that 49-59% of all sales will come from liquor sales. See attached application for more details.

➤ **GENERAL LOCATION:**

520 State Street, La Crosse, WI 54601 (Corner of State Street and 6th Street North)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























This Conditional Use Permit Application is consistent with the adopted comprehensive plan. It is designated as 'Downtown' in the Future Land Use Map and supports Land Use Objective 4: Downtown Revitalization.

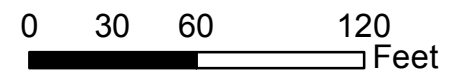
➤ **PLANNING RECOMMENDATION:**

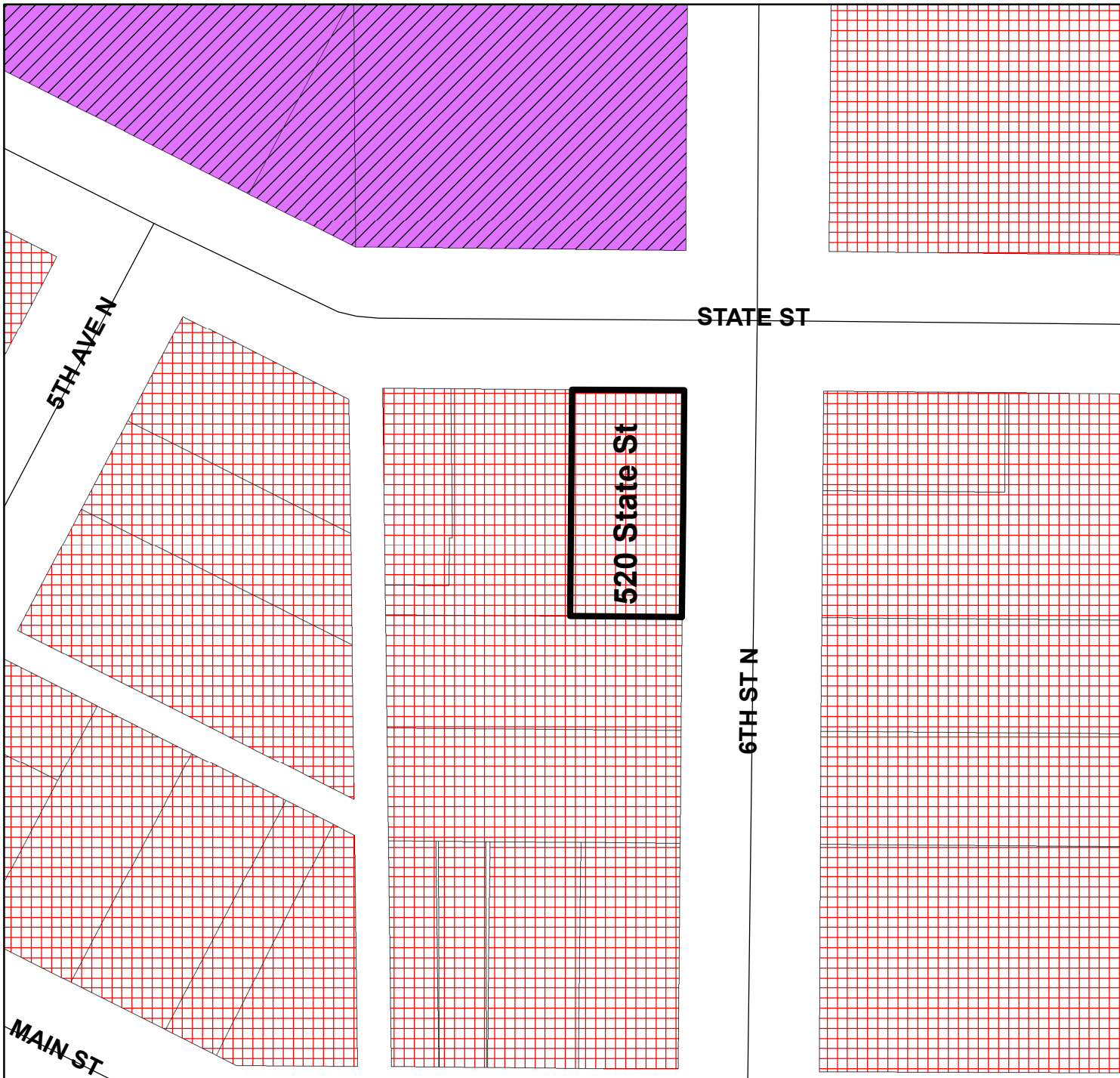
This Application is recommended for approval. A bar and restaurant at that location may spur development in adjacent vacant buildings and encourage activity in the area after many nearby businesses have closed for the day. Nearby residents may be concerned about noise, but the area will most likely be quieter than other active areas of downtown.


























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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