

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 3, 2016**

➤ **AGENDA ITEM – 16-0896 (Andrea Schnick)**

Application of 228 Fifth Avenue South LLC (George Keith Brown) for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor license at 228 5th Ave. S.

➤ **ROUTING:** J&A Committee, Public Hearing 10/4/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The applicant is applying for a Conditional Use Permit for a Class B Beer and Liquor License on the property depicted on attached **MAP PC16-0896**.

The applicant plans to operate the building as a rental hall on the upper level and bar on the main floor. He has future plans to utilize the commercial kitchen for dinner theater events and to expand the catering service to other businesses. The applicant plans to employ 2-full time and 10 part-time employees.

The Conditional Use Permit required is per La Crosse Municipal Code section 115-359. Per that code, this business does reside in the Central Business District and the applicant has included the required floor plan, site plan, and gross sales estimation which are included as attachments in the legislation. He anticipates that 35% of their sales will come from beer, wine and liquor, 35% from the hall rental and 30% from food sales.

There has consistently been a liquor license at this location. The previous liquor license for this site was transferred to another location on July 1, 2016.

➤ **GENERAL LOCATION:**

228 5th Ave. S.

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

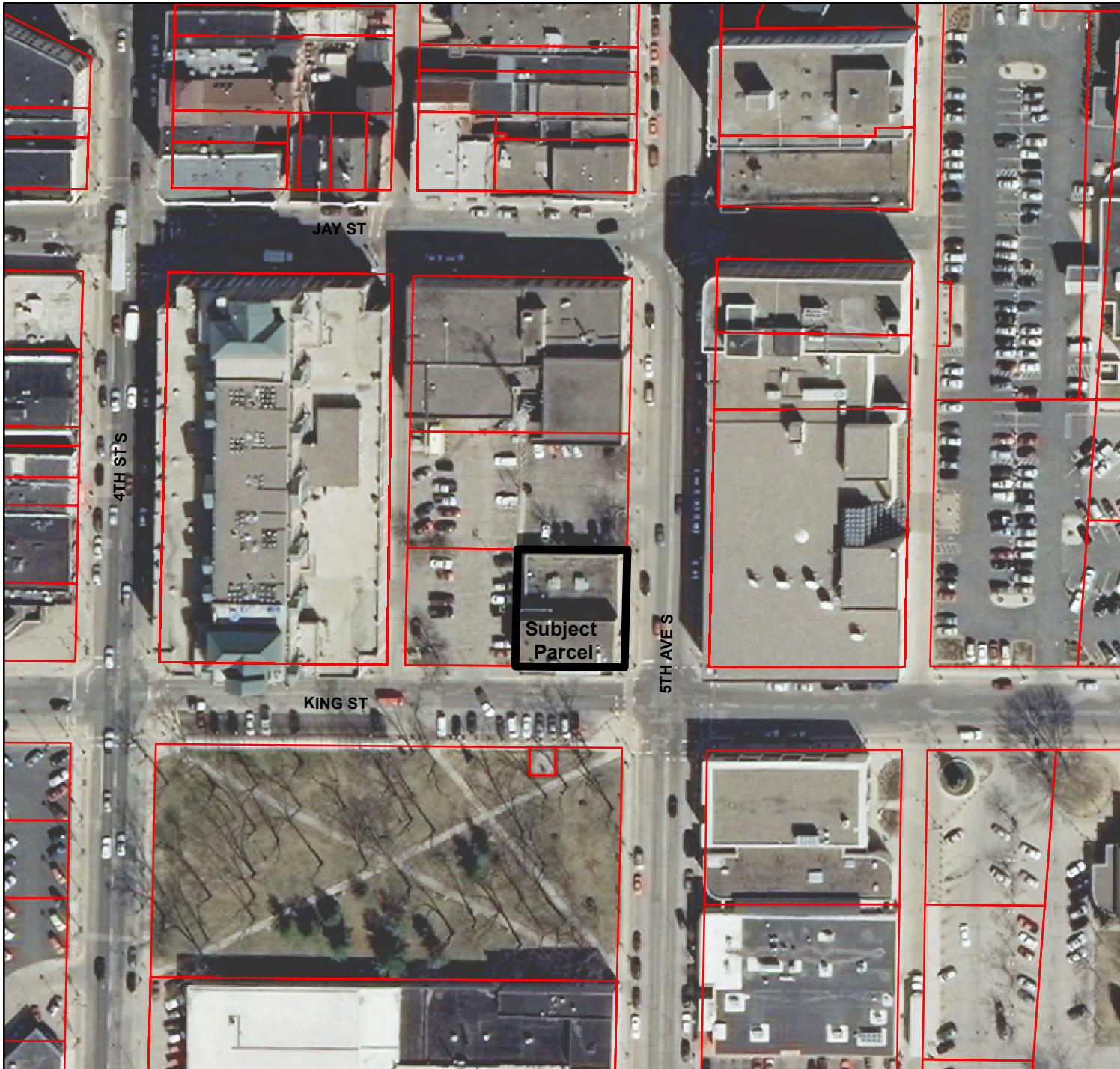
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Continuing Downtown revitalization and small business growth is a primary objective in the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**


The applicant plans to invest in cleaning the outside of this building. The new business is intended to create event and gathering space for all residents. **This application is recommended for approval.**

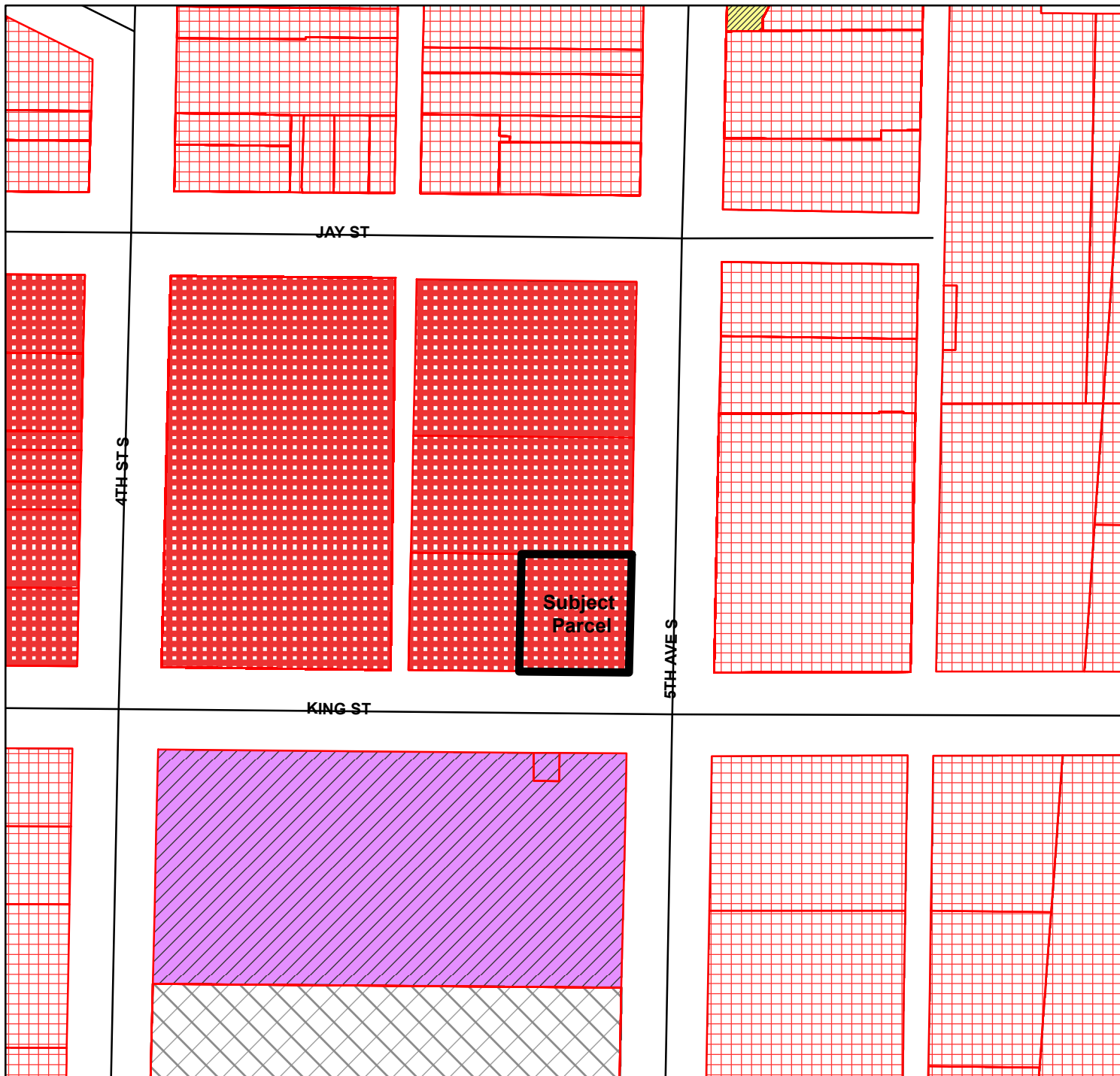


BASIC ZONING DISTRICTS
























	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




0 395790 1,580
 Feet



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



0 395790 1,580
 Feet