

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
February 2, 2015**

➤ **AGENDA ITEM – 15-0094 (Tim Acklin)**

Update on kitchen plans for Free Beer Tomorrow LLC (Bootleggers) located at 214-218 Main Street per their Conditional Use Permit.

➤ **ROUTING:** CPC Only

➤ **BACKGROUND INFORMATION:**

The applicant applied for a Conditional Use Permit (CUP) to obtain a combination “Class B” Beer and Liquor License for a bar/restaurant on the property depicted on attached **MAP PC15-0094**. The proposed sales were projected to be a 60/40 split between alcohol and food. The applicant had stated in their application that they planned to construct their kitchen within the first year and that the 40% in food sales would occur via delivery by surrounding restaurants. This building had previously housed the following bars/entertainment establishments:

- Players, prior to 2009
- Pulse, 2009-2011
- On the Rocks, 2011-2013

Planning staff recommended approval of the CUP with the condition that an update on the status of the kitchen was reported to the City Plan Commission within 1 year. One year has passed and the establishment has not opened, their Liquor License was not picked up from the City Clerk’s Office, and no plans for a kitchen have been submitted to the City. Efforts have been made by the City Clerk’s Office and planning staff to contact the applicant to determine the status of the kitchen and of the business itself. More recently contact has been made with the owner of the building.

➤ **GENERAL LOCATION:**

214-218 Main Street

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

At their November 2013 meeting the Common Council approved the Conditional Use Permit for Free Beer Tomorrow LLC for a Combination “Class B” Beer and Liquor License at 214-218 Main Street with the condition that the applicant was required to report the status of the installation of a kitchen to the City Plan Commission within twelve (12) months.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

City staff has made several efforts to contact the owner of Free Beer Tomorrow LLC to determine the current status of the business with no response. Recently contact has been made with the property owner to assist with contacting the business owner and to determine the future plans.

The property owner has stated that the business has transferred ownership and that details surrounding the transfer of ownership have held up this business from opening. The new ownership was not aware of the condition requiring an update of the kitchen. A plan for the kitchen has been provided to staff and it is anticipated that construction will begin on or before April 1<sup>st</sup>. The floor plan for the business is attached. Upon approval of the change of registered agent with the City for their liquor license it is anticipated that the business may be open before April. According to the City Clerk, the request for change of agent has been filed with the City Clerk's Office.
























**The condition was to provide an update on the status of the kitchen which has been fulfilled. However, only a tentative schedule for completion has been provided. The overall intent was to ensure that a restaurant atmosphere was being created and not a bar. Planning staff recommends that, if the kitchen is not completed and open within 6 months, the owners must report the status of its installation to the City Plan Commission. If the kitchen is completed and open the owners do not have to report back to the City Plan Commission.**

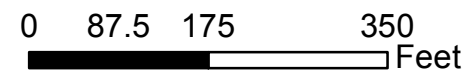




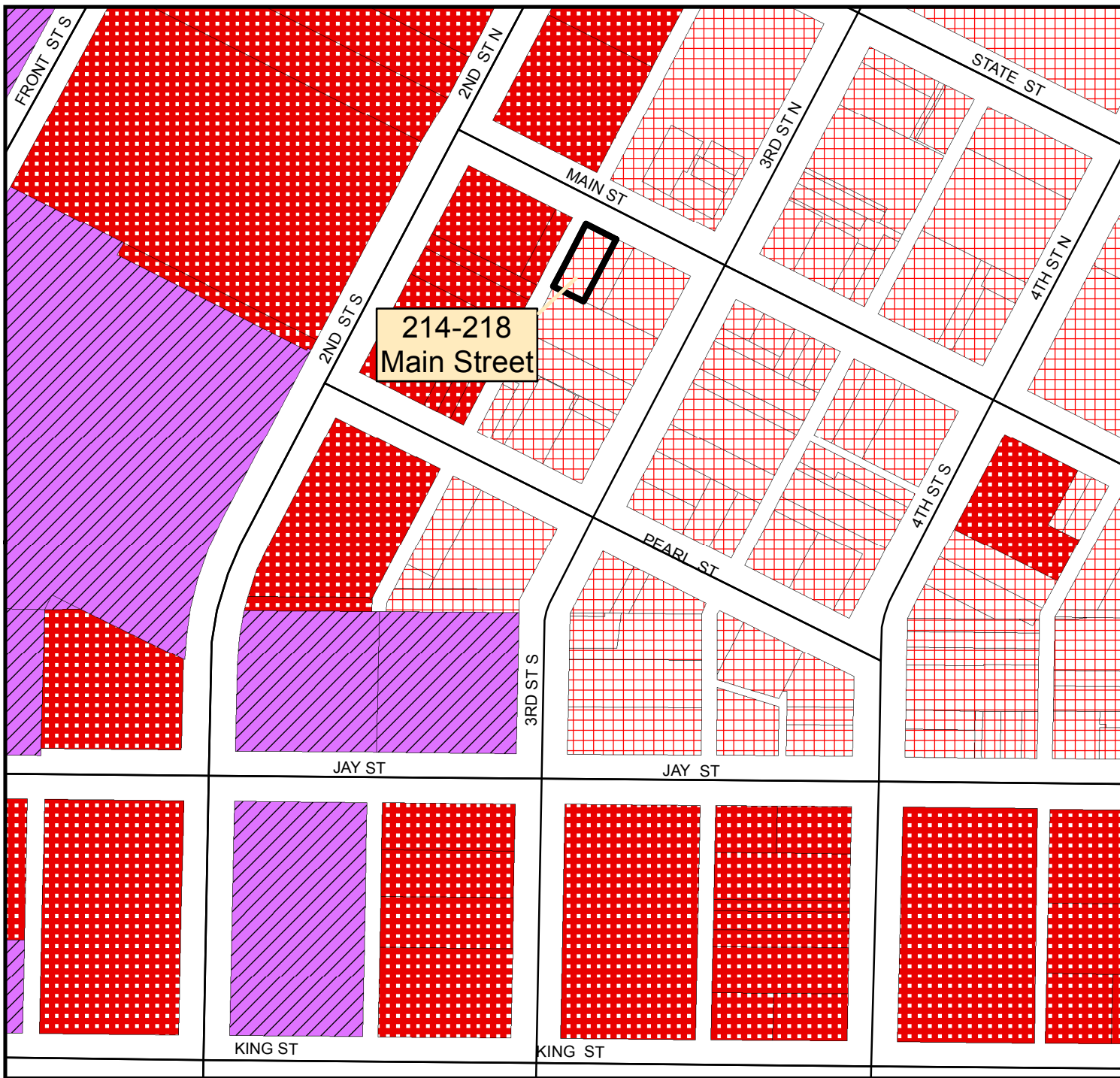
214-218  
Main Street

# 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
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-  City Limits
-  SUBJECT PROPERTY







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