

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 3, 2020**

- **AGENDA ITEM – 20-0013 (Jack Zabrowski)**
Application of That Foreign Place LLC (Robbi Wolff, member) for a Conditional Use Permit at 412 Main Street allowing permission to apply for a Combination "Class B" Beer & Liquor License.

- **ROUTING:** CPC 2/3/2020; J&A 2/4/2020

- **BACKGROUND INFORMATION:**
City of La Crosse municipal code Sec. 115-359(a) states that a conditional use permit (CUP) shall be required for premises seeking a Combination "Class B" beer and liquor license within the Central Business District. The applicant is requesting a Conditional Use Permit allowing permission to apply for a "Class B" beer and liquor license for That Foreign Place LLC at 412 Main Street. The building is currently unoccupied (formerly The Elite and Fat Sam's) and the applicant would like to open a restaurant. They will serve traditional Greek food for breakfast, lunch, and dinner in addition to wine, beer and liquor. The applicant estimates 80% of the gross receipts will be from food and the remaining 20% from beer, wine and liquor.

- **GENERAL LOCATION:**
In the Downtown District, on the south side of Main Street, on the west side of the alley between Third and Fourth Streets.






- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
N/A


- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
Confluence, our comprehensive plan prioritizes and promotes a vibrant Downtown District. Occupation of a currently unoccupied store front at 412 Main Street would be consistent with Confluence.

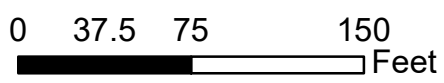
- **PLANNING RECOMMENDATION:**
The proposed use will not have a substantial negative impact upon surrounding properties or the District in terms of lowering property values, increasing noise or traffic congestion, or otherwise affecting the existing or planned character of the District. The proposed development may have a net positive economic impact upon the City and the District in terms of jobs generated, the investment of private capital.
Planning Department staff recommend approval of this Conditional Use Permit for That Foreign Place LLC at 412 Main Street.



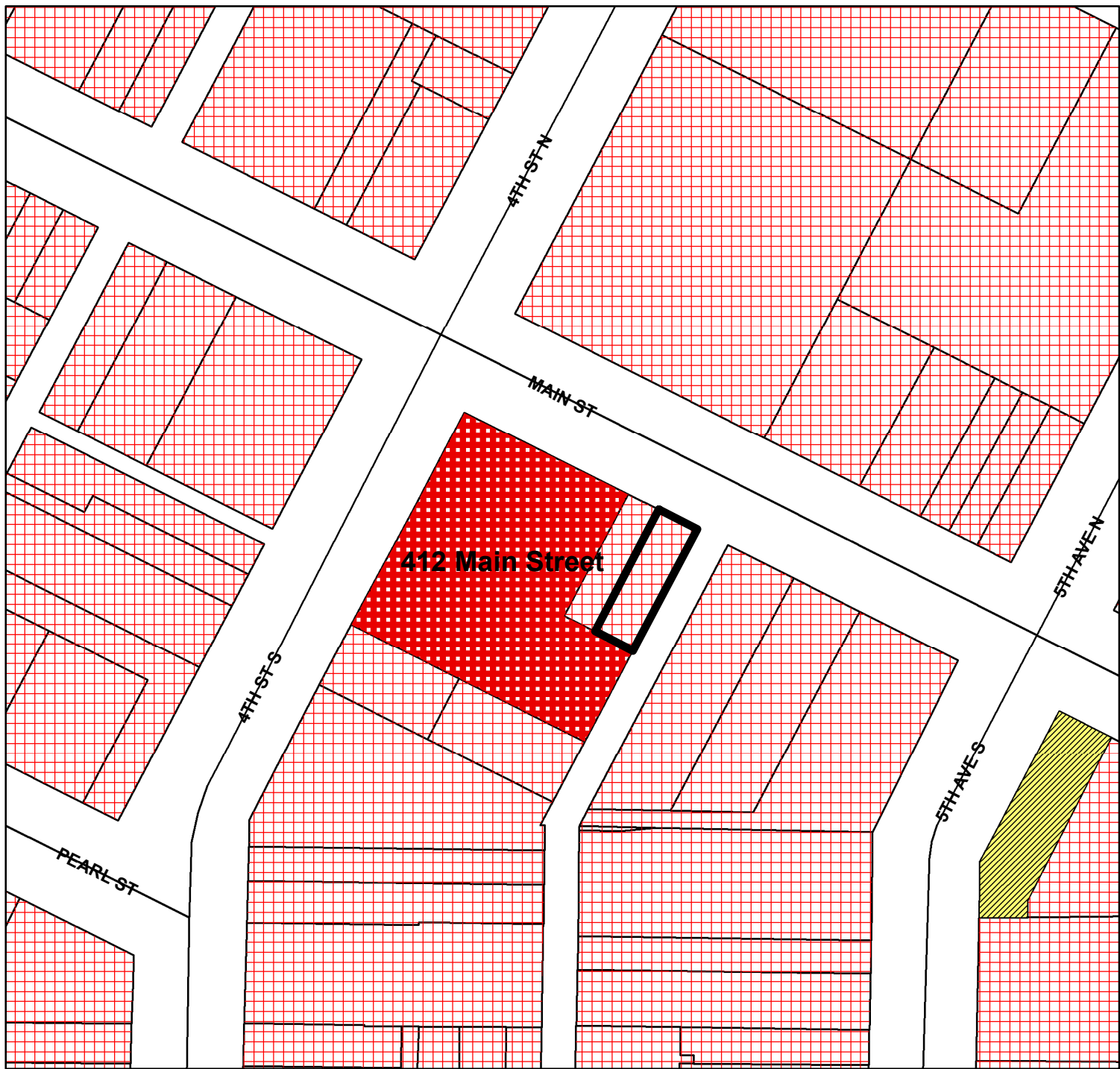
BASIC ZONING DISTRICTS

	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
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY



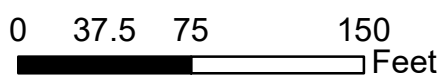


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