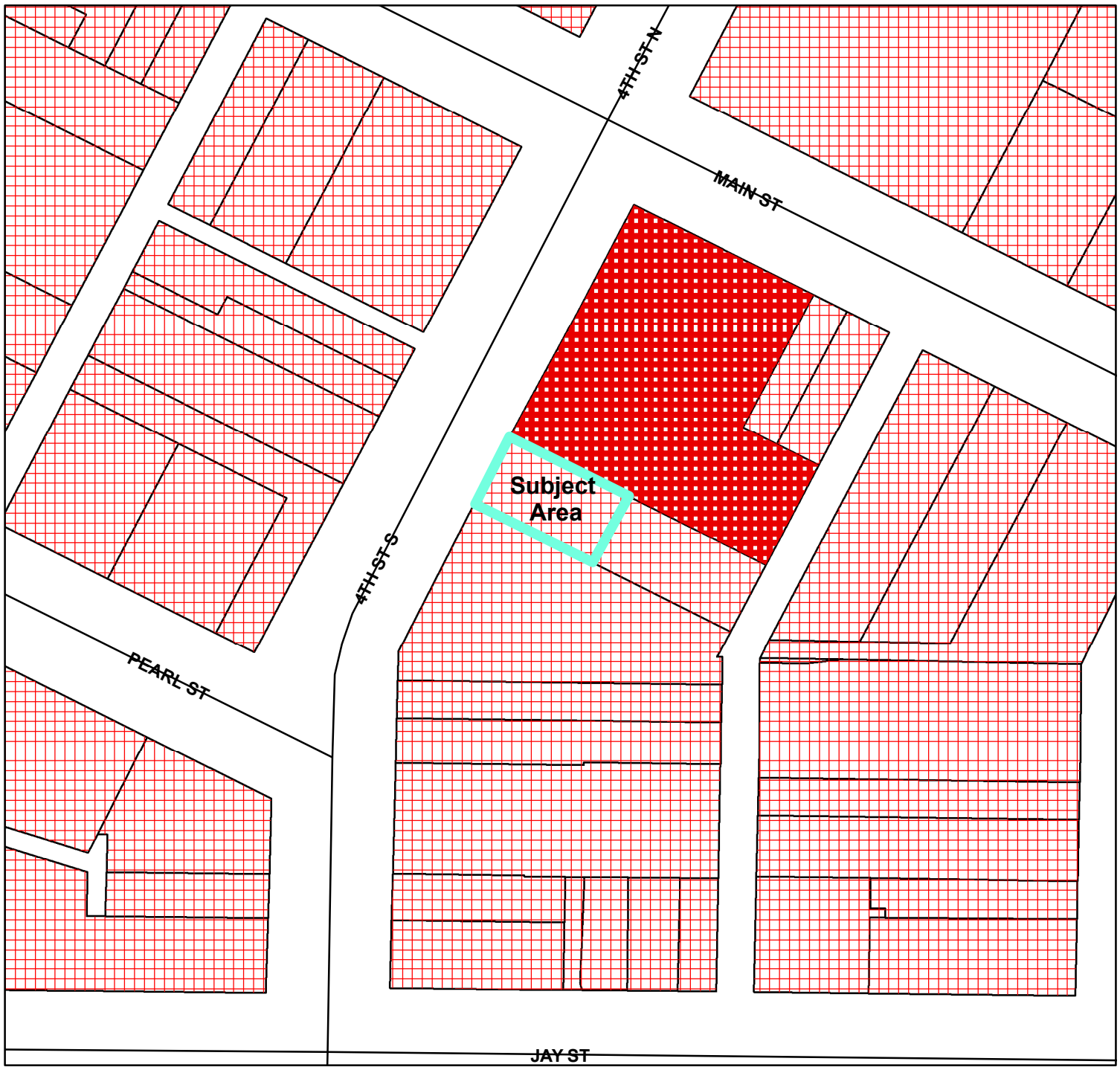


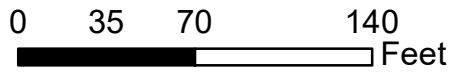
**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 29, 2021**

- **AGENDA ITEM – 21-1565 (Lewis Kuhlman)**  
Application of The Root Note LLC for a Conditional Use Permit at 115 4th St. S. allowing permission to apply for a Combination "Class B" Beer & Liquor license.
  
- **ROUTING:** J&A 11.30.21
  
- **BACKGROUND INFORMATION:**  
The applicant would like resume operations of the existing café that has been closed since the Spring of 2020 due to the pandemic and interior remodeling. The building is currently under construction with a different layout but similar business serving coffee, food, and drinks, as well as hosting live music. When reopening in the first quarter of 2022, the applicant anticipates adding fifteen employees, and that the percent of liquor sales will be consistent with sales before remodeling, about 20%.
  
- **GENERAL LOCATION:**  
District 6, Downtown, on the east side of 4<sup>th</sup> St. between Main St. and Pearl St. as depicted in Map 21-1565. It is adjacent to several stores and a restaurant, as well as upper floor offices and apartments.
  
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None.
  
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**  
The future land use map identifies this parcel as Downtown, which includes retail and entertainment.
  
- **PLANNING RECOMMENDATION:**  
**Approval** – the café previously held a license and is not expect a change its liquor sales.


















## 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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