

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

➤ **AGENDA ITEM – 16-0895 (Andrea Schnick)**

Application of Ed O'Brien for a Conditional Use Permit allowing permission to apply for a Combination "Class B" Beer & Liquor license at 411 3rd St. S.

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

➤ **BACKGROUND INFORMATION:**

Mr. O'Brien is applying for a Conditional Use Permit for a Class B Beer and Liquor License on the property depicted on attached **MAP PC16-0895**. He is interested in purchasing the building, currently where the Octane Bar is located, to renovate the first floor into a Speakeasy-style bar to cater to out-of-town travelers, business people and middle-aged clientele. He has future goals of remodeling the upper floor to include a kitchen, dining seating and eventually a possible rooftop patio.

Currently the 2<sup>nd</sup> floor is occupied by renters. When their lease expires, the prospective business owner plans to occupy this space to be his own residence.

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 they have included the required floor plan, site plan, and gross sales estimation which are included as attachments in the legislation. They anticipate that 90% of their sales will come from beer, wine and liquor.

There has consistently been a liquor license at this location.

➤ **GENERAL LOCATION:**

411 3rd St. 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 intends to invest in the property to improve the appearance This application is recommended for approval.**

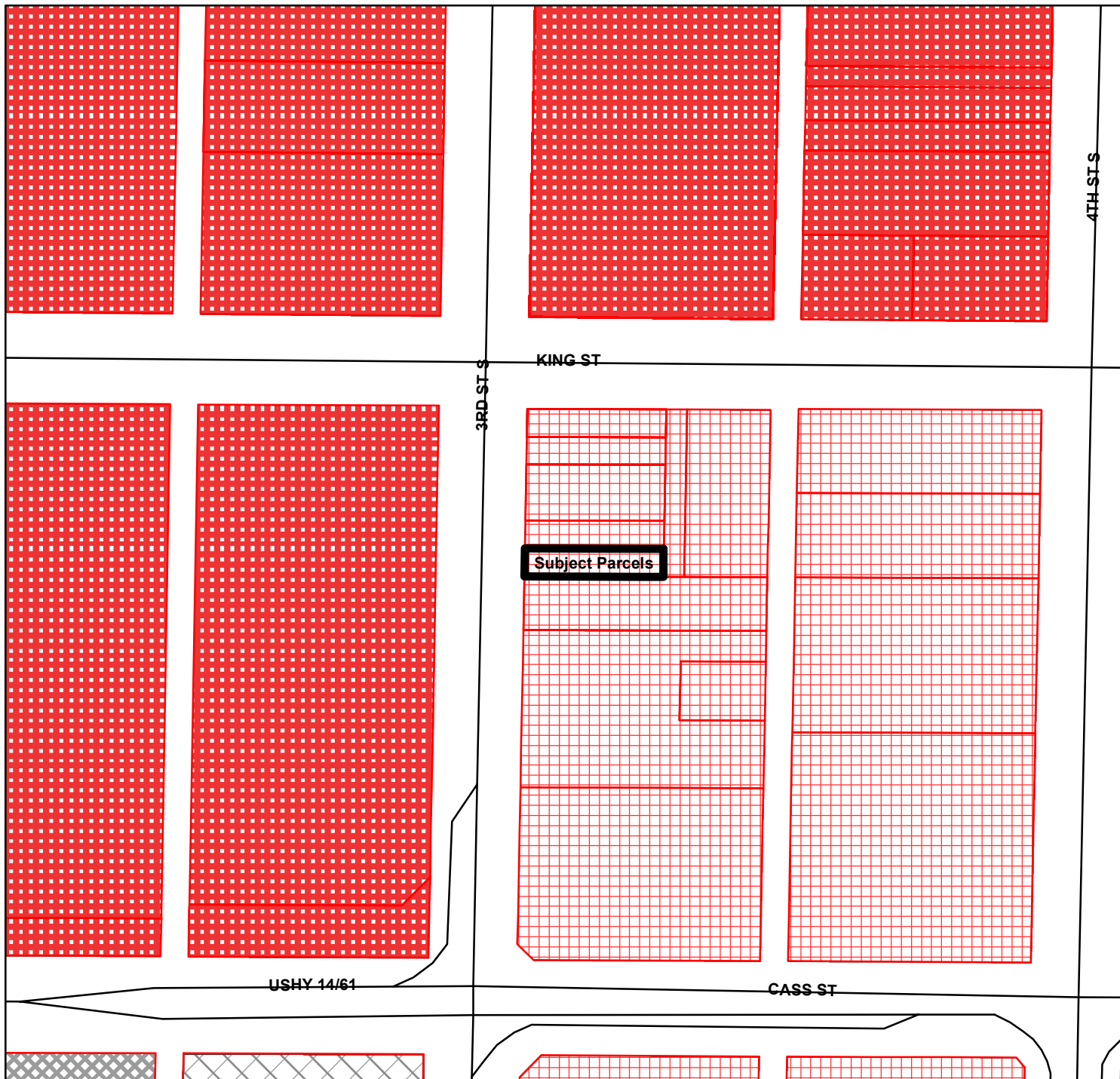


# BASIC ZONING DISTRICTS
























-  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



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