

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 4, 2015**

➤ **AGENDA ITEM – 15-0401 (Tim Acklin)**

Application of Grounded Coffee LLC for a Conditional Use Permit at 304-308 Main Street allowing for a Combination "Class B" Beer & Liquor License.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a Combination "Class B" Beer and Liquor License for the property depicted on attached **MAP PC15-0401**. The applicant is the owner of Grounded Coffee and has been approved to construct an addition onto the existing building and expand the business into a full service restaurant. The addition will add approximately 3,000 sq.ft. to the business and will include rooftop dining. Currently Grounded has 9 employees. It is anticipated that the newly expanded business will employ approximately 50. The projected food to alcohol ratio is 75/25. A copy of their floor plans is attached.

➤ **GENERAL LOCATION:**

304-308 Main Street.

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

The Common Council approved their waiver of the two-story height requirement at their September 11, 2014 Meeting.

The Commercial Design Review Committee approved their plans at their April 24, 2015 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Downtown revitalization is major guiding principle of the Economic Development Element of the Comprehensive Plan. Redevelopment of underutilized sites is also a major objective in the Economic Development Element of the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

The proposed project is intended to be a full service restaurant, not a bar, which was the intent of regulating "Class B" liquor licenses through the Conditional Use Permit

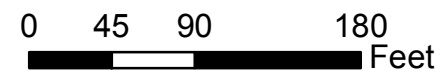
process. This project will be a much needed asset to the Downtown. **This item is recommended for approval.**

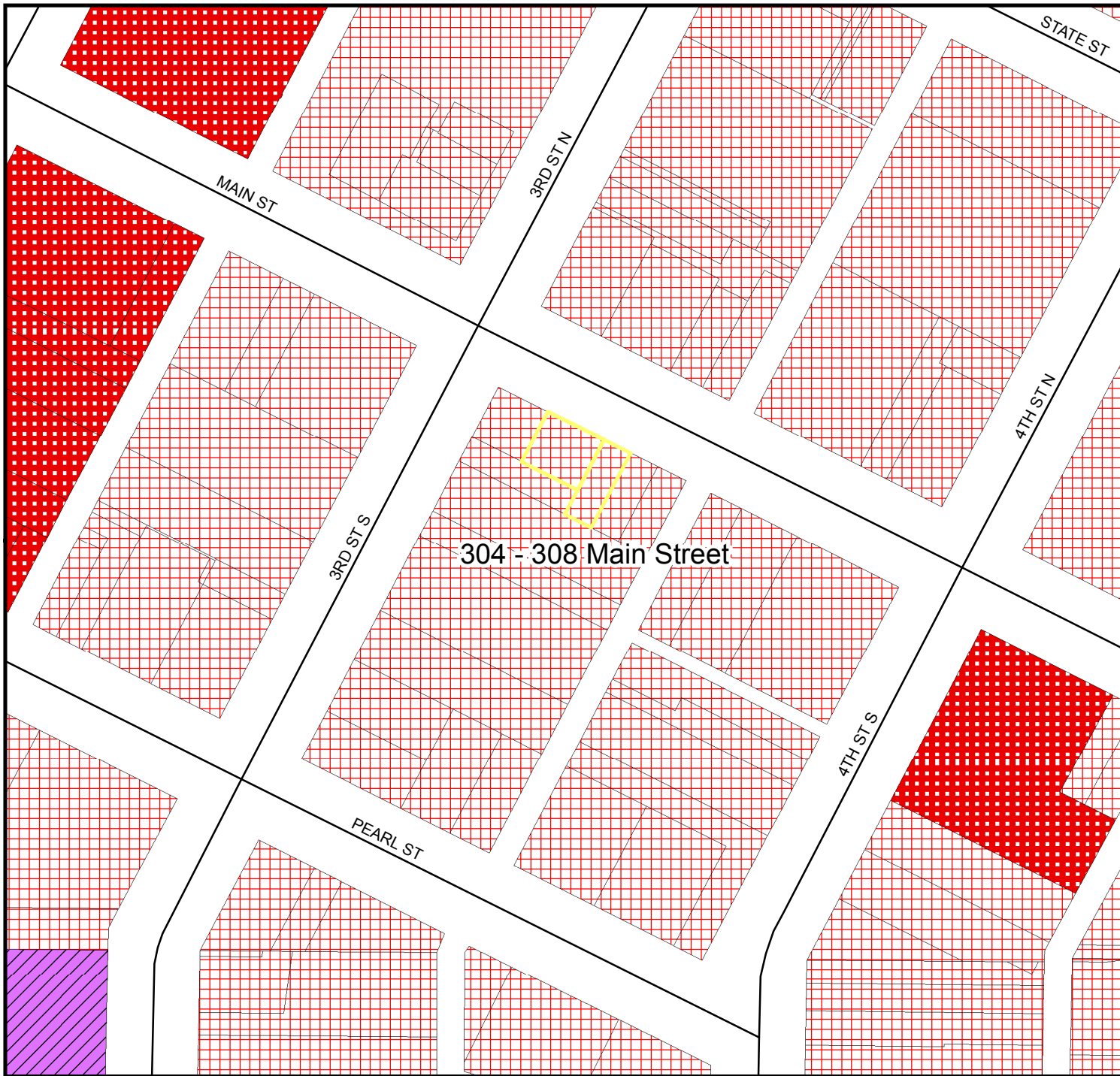


304 - 308 Main Street

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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