

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 29, 2014**

➤ **AGENDA ITEM – PC2014-09-29-12 (Tim Acklin)**

Application of Diana Hobson for a Conditional Use Permit at 1229 Caledonia Street allowing for a winery with tasting room.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a Conditional Use Permit to allow for the production and bottling of wine on the property depicted on attached **MAP PC2014-09-29-12**. The existing storefront property is occupied by Daybreak Pet Legacies and More & the Logger’s business office and retail store. The applicant intends to use the building located at the rear of the premises to produce wine and have a tasting room. A tasting room is required by Ordinance if you want to produce and bottle wine in a commercial zoning district. The applicant anticipates having the tasting room open on weekend afternoons from 2pm to 6pm from April to December. A copy of the applicant’s letter and floor plan are attached.

➤ **GENERAL LOCATION:**

1229 Caledonia Street

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

N/A

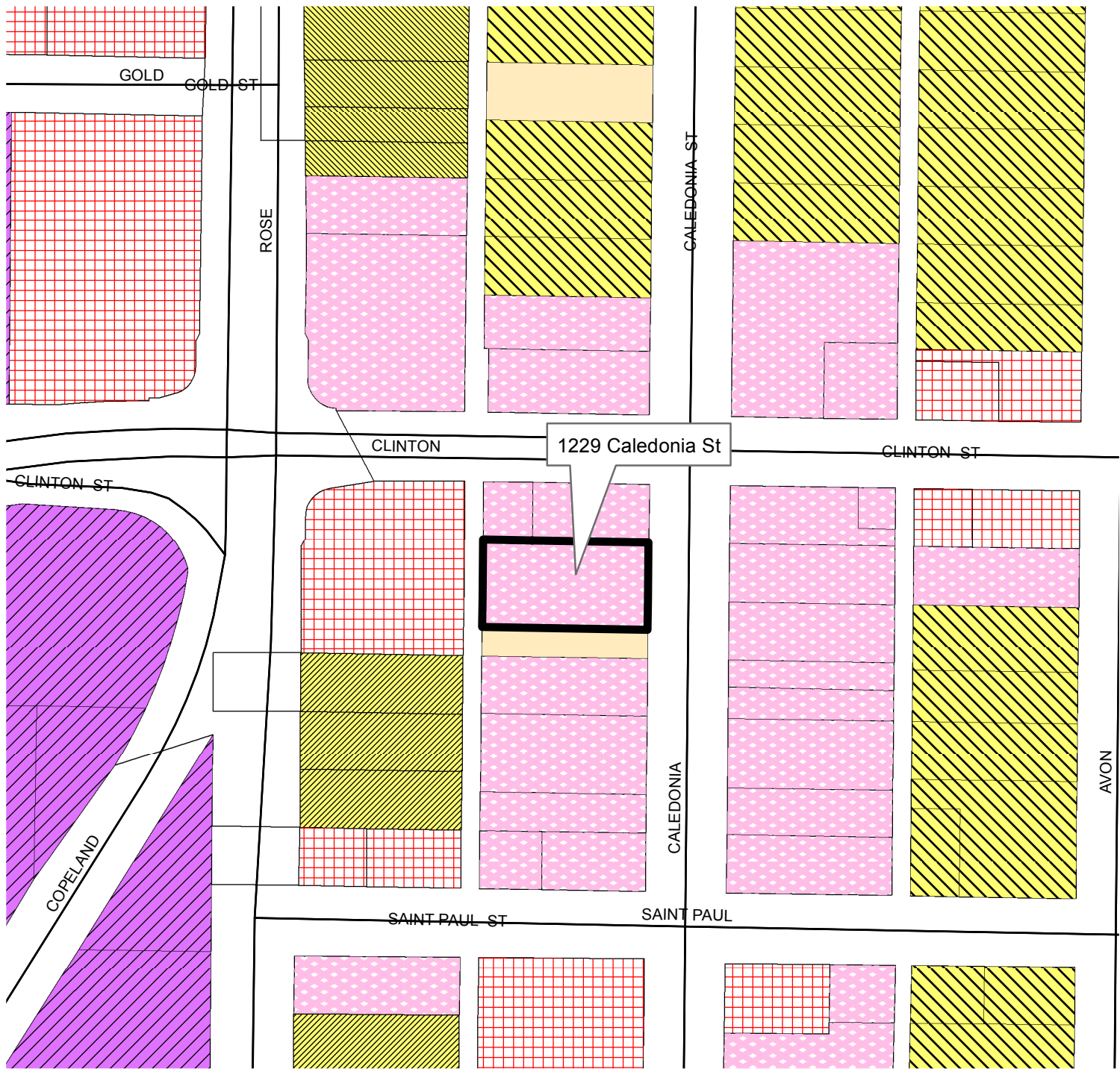
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

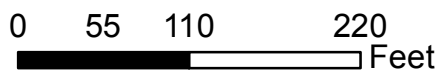
This use would be a positive addition to the Old Towne North Commercial area. **This application is recommended for approval with the following conditions:**

- 1) **The tasting room cannot be closed for more than 90 days at a time. (City Ordinance)**
- 2) **The storage of all items or materials utilized for the production of wine shall be in an enclosed building.**
- 3) **The tasting room shall not exceed 5,000 square feet.**


























BASIC ZONING DISTRICTS

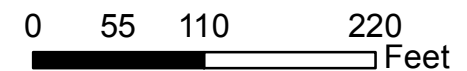
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD - PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - 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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