

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
December 30, 2019**

➤ **AGENDA ITEM – 19-1792 (Andrea Schnick)**

Application of James Hartje dba The Wine Sitters Brew House LLC for a Conditional Use Permit at 2711 South Avenue allowing a winery with tasting room.

➤ **ROUTING:** CPC 12/30/19, J&A 1/2/2020

➤ **BACKGROUND INFORMATION:**

Mr. Hartje plans to relocate his business from Holmen to La Crosse to sell home brewing supplies and winery. He has been operating in Holmen since 2010. They plan to work with local establishments to sell their wine. They will offer a tasting room as required. This use is allowed in the C1-Local Business zoning with a Conditional Use Permit.

Mr. Hartje is working with the Department of Revenue on updating his location.

The building does not have any off-street parking. Since he is not doing major work that would require a permit and therefore a check on the parking, he does not need to apply for a variance. Planning Staff supports a business here without off-street parking because it is the reuse of a building with existing conditions.

➤ **GENERAL LOCATION:**

Office building at the intersection of Townsend St and South Avenue.

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

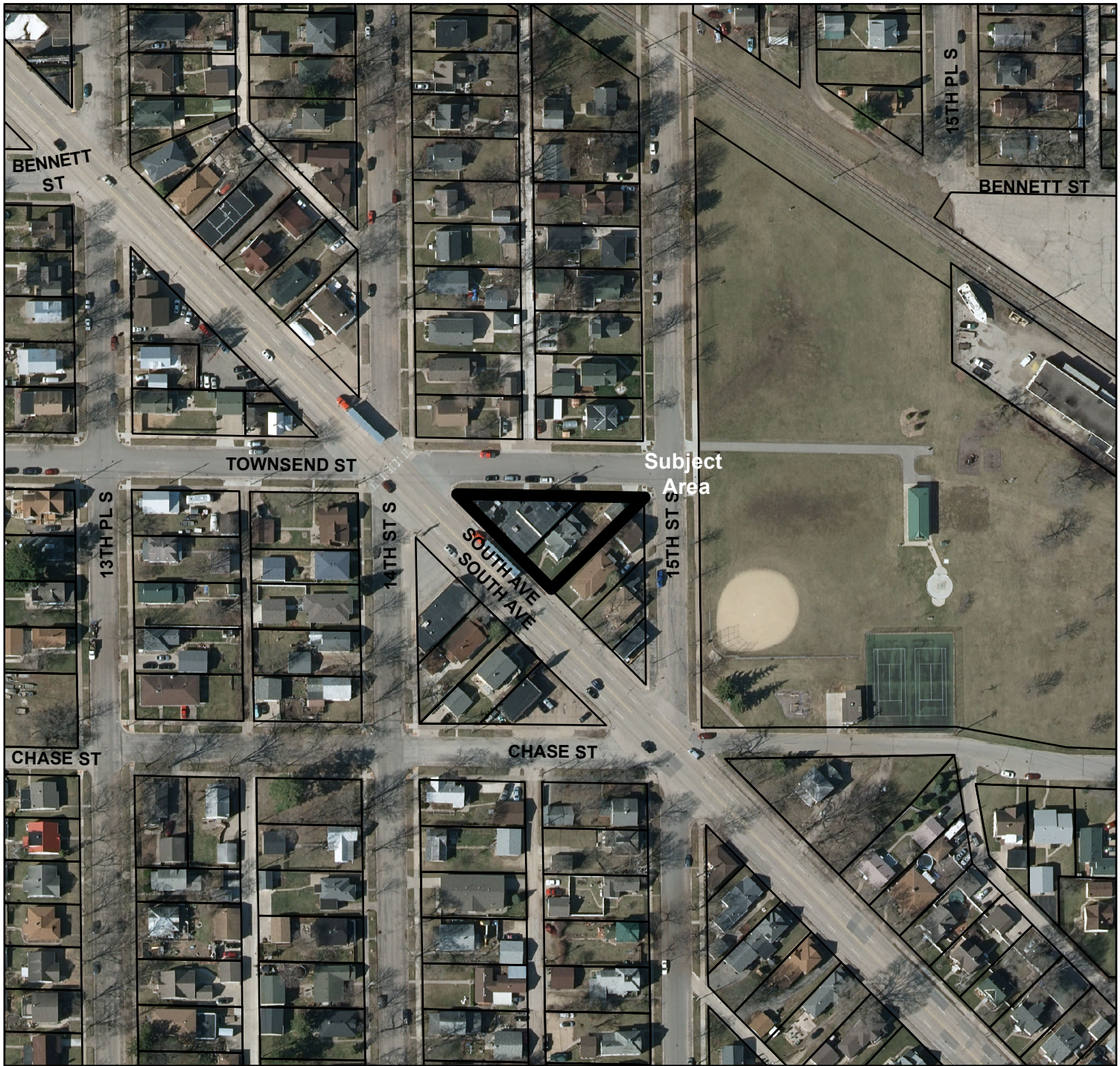
None yet.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use map of the comprehensive plan is High Intensity Retail, Office or Housing. Community Business is a corresponding zoning district.

➤ **PLANNING RECOMMENDATION:**

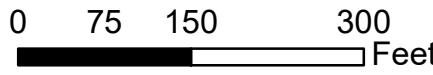
**Planning staff recommends approval** subject to the understanding that deliveries will not to block public streets. Mr. Hartje is working with the Engineering Department on requesting a loading zone area outside his property to ensure that when deliveries are made that public streets are not blocked. Planning staff also acknowledges and supports a business at this location without off-street parking.



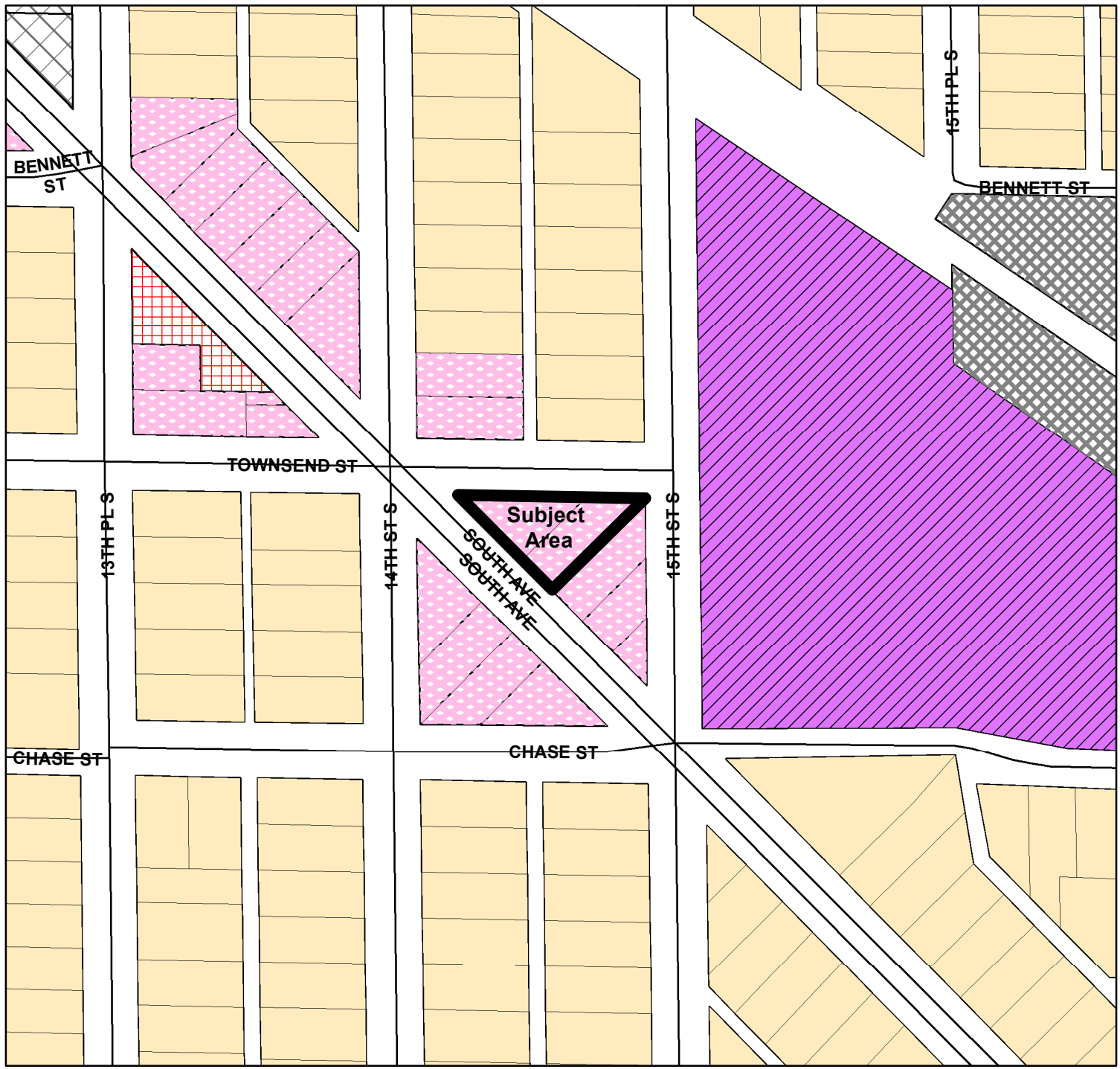
## BASIC ZONING DISTRICTS

	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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