

Agenda Item 22-0542 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - to the Light Industrial District allowing for personal storage and work space at 818 Gould St.

General Location

Council District 3, Lower North Side & Depot Neighborhood. The parcel is 2 blocks north of Monitor St and 3.5 blocks east of Rose St. as depicted in Map 22-0542. Adjacent uses are single- and multi-unit residential, zoned R2 and R5, and 2 vacant lots.

Background Information

PE Rentals owns this 7,300 sq. ft. parcel as well as the adjacent 17,424 sq. ft. parcel at 828 Gould St. The subject parcel is vacant and the owner intends to use it for personal storage and work space. The applicant states that building something permitted in the R5 district would be cost-prohibitive. The parcel's elevation is ~640' and it is in the Floodfringe Overlay Zoning District. Both residential and industrial uses must have their lowest floor above the flood protection elevations, which would be ~647.5' here. However, industrial uses may have its lowest floor below that if adequately floodproofed. This rezoning would not be subject to design review, because it is light industrial and not on a major street. It would increase impermeable surfaces because the lot is currently just grass, but likely not have an impact on any trees.

Recommendation of Other Boards and Commissions

None

Consistency with Adopted Comprehensive Plan

The Future Land Use Map envisions this area as low- and medium-density housing, which "includes single- and two-family housing plus carefully integrated townhouses or other housing forms with individual outdoor entrances." Light industrial zoning next to multifamily zoning may not meet Land Use Objective 7 to improve land use compatibility, unless buffering, screening, and improved building design were included. Personal storage and work space may not meet Land Use Objective 8 to maintain traditional urban character.

Staff Recommendation

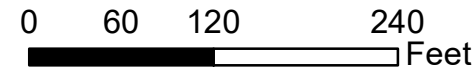
Denial – Personal storage and work space for the landlord of the adjacent rental units doesn't seem like that offensive of a use. However, the Light Industrial District allows a wide variety of uses that could be noxious to nearby residents

Routing J&A 5.3.2022



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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