

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 4, 2017**

➤ **AGENDA ITEM – 17-1591 (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 Local Business District to the Local Business District requesting amendment to a pre-existing restrictive covenant to add convenience store as a restricted use at 931 16th St. S./1601 Jackson St.

➤ **ROUTING:** J&A, Public Hearing 12/5/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

In 1990, the owner rezoned the parcel as local business and placed a restrictive covenant to limit its use to interior design shop, beauty salon, cosmetic studio, clothing consignment shop, and residence. The applicant intends to open a convenient store which requires a rezoning to amend the restrictive covenant. Applicant's intent is for neighbors to have a place within walking distance to pick up necessities. There is no indication of major construction, so it would not require design review or create any environmental concerns.

Planning staff received an objection to the rezoning, indicating the selling of drug paraphernalia at applicants' convenient store at 1914 State Rd. The objection letter counters the claim that it the subject property is in a food desert by identifying convenient stores and restaurants nearby.

➤ **GENERAL LOCATION:**

Weigent-Hogan Neighborhood, NE corner of Jackson & 16th, depicted in Map 17-1591.

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

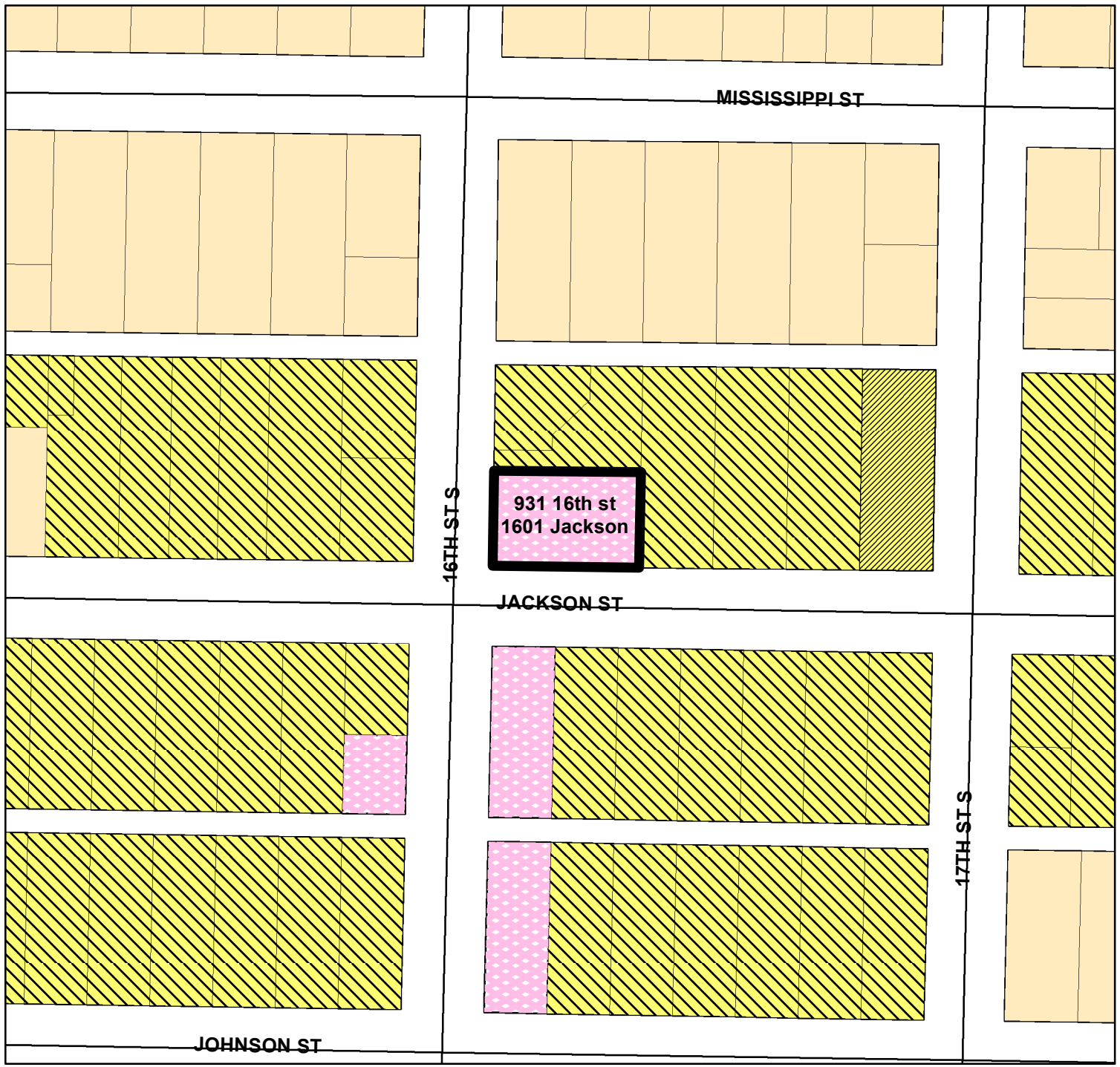
None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows this parcel as Low and Medium Density Housing, which allows for mixed use through planned unit development. It supports the land use objectives of target redevelopment, compact and contiguous growth, and maintaining traditional urban character.

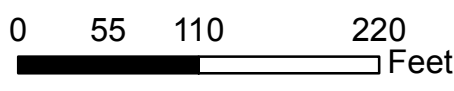
➤ **PLANNING RECOMMENDATION:**

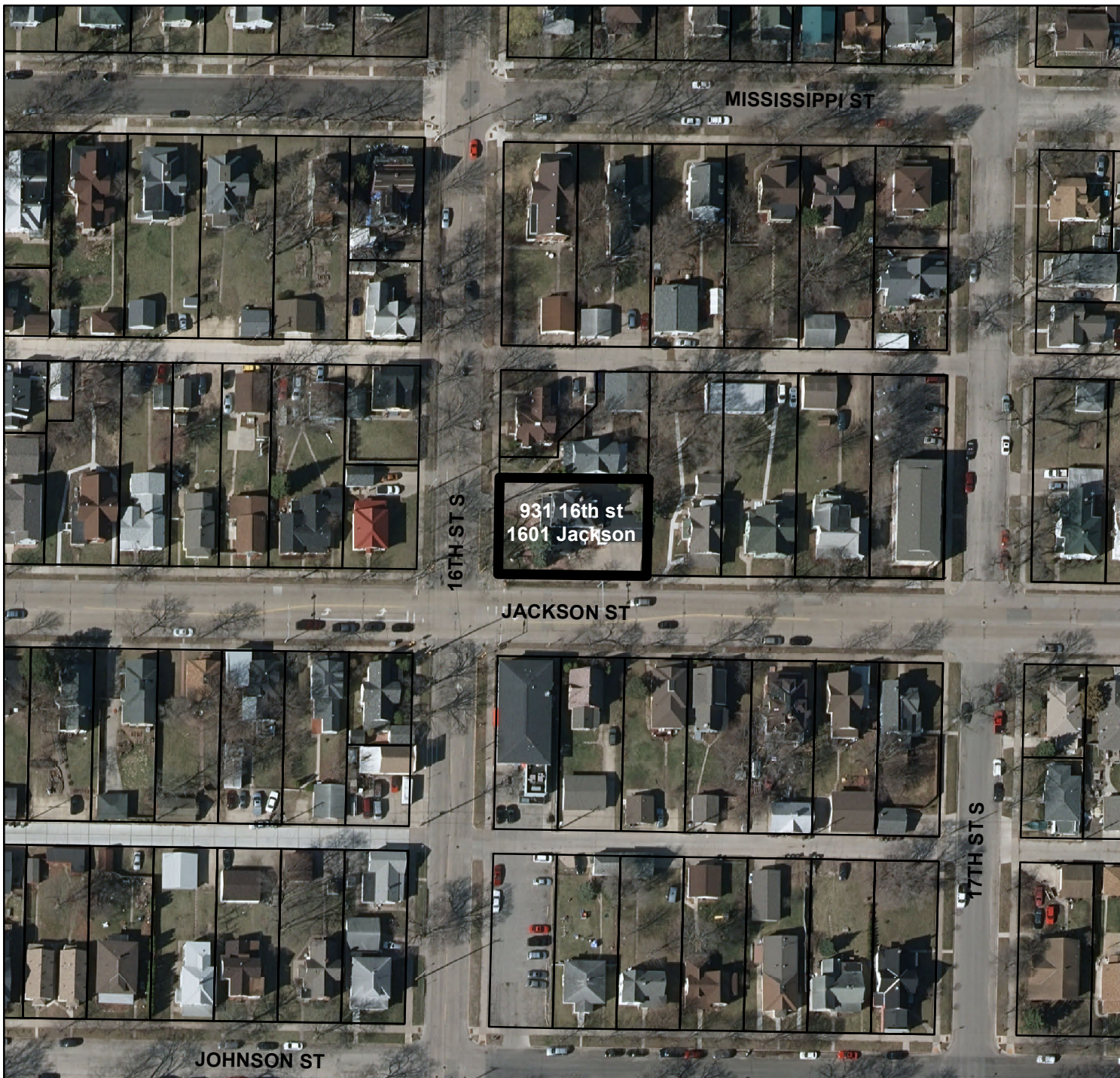
Denial – While flexibility of uses is typically beneficial, staff is skeptical of the applicants' intent given the letter of objection. Additionally, staff is not aware of any convenient stores in the city that are in residential buildings, so that may also create a negative perception of the area.


























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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