

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 3, 2017**

➤ **AGENDA ITEM – 17-0709 (Jason Gilman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Local Business District to allow for combining of parcels with adjacent property for development of commercial business at 613 Hagar Street.

➤ **ROUTING:** J&A Committee, Public Hearing 7/3/17 6 p.m.

➤ **BACKGROUND INFORMATION:** The applicant is requesting rezoning of the property at 613 Hagar Street to Local Business District to match the predominant zoning on the block and prepare for the development of a cleaning establishment that specializes in cleaning fire and flood damaged textiles and goods. Staff's initial impression of the proposed development was that it was industrial in nature and may not fit the Local Business District, however, the zoning code allows for cleaning establishments when the total employment is less than 12 people.

➤ **GENERAL LOCATION:**
613 Hagar Street for the rezoning (development also being planned at 722 Rose Street) just south of the former Buzz's Bikes building.

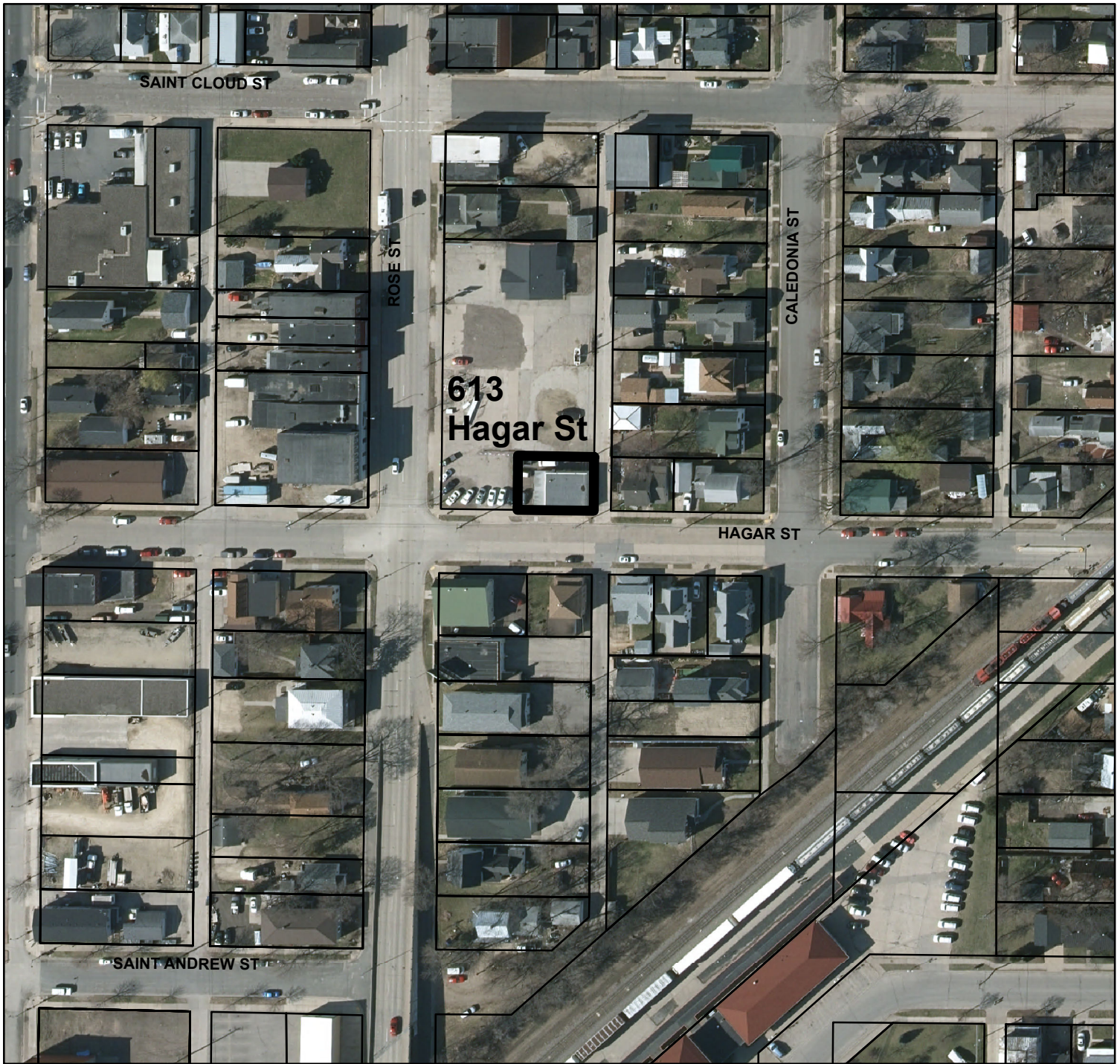
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The site is shown as high intensity retail, office or housing. While this development proposal is proposing office space associated with the cleaning facilities, the predominant use is for cleaning. The zoning request is consistent with the recommendation of the Comprehensive Plan, however, the proposed use is not predominantly retail, office or residential.
























➤ **PLANNING RECOMMENDATION:**

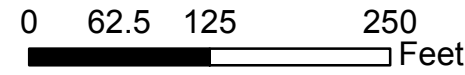
Several concerns were revealed as the Planning Department prepared its report for this item. The size, scale and location of the building appear to be industrial in nature with the truck loading dock, high "knee walls" lack of windows or doors at the pedestrian level, building setback and the contrast with the historic streetscape across and

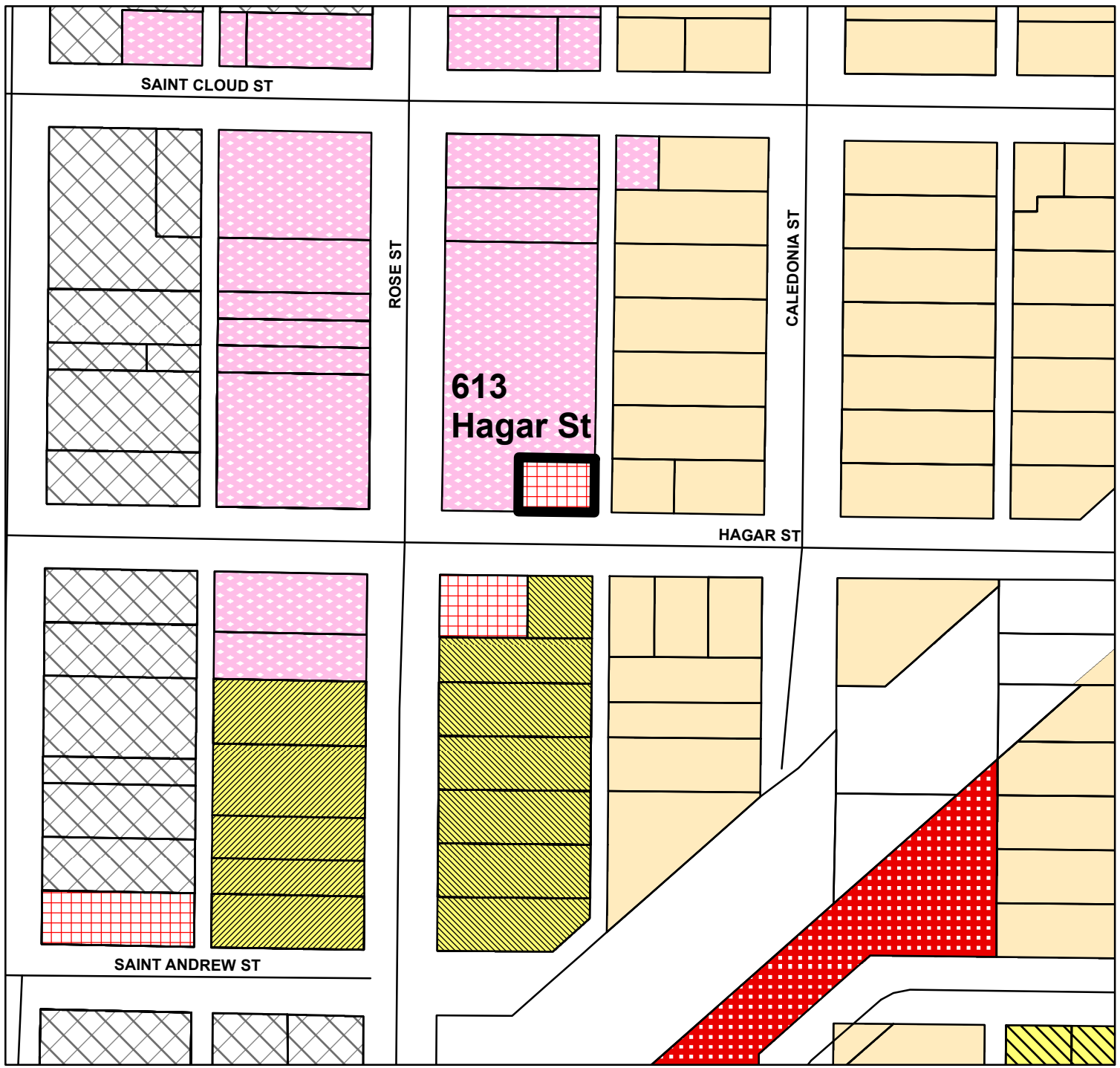
adjacent to the site along Rose Street. Additionally, questions remain on how the 12 or less employee provision will be enforced after a large investment is made on the site should the business expand and need to hire more employees. Staff is also concerned with the context sensitive design of the project, which is proposed in a key commercial node long Rose Street, close to Loggers Field and adjacent to neighborhood oriented business. Despite all of these concerns, we find the zoning request to be consistent with the Comprehensive Plan and therefore the **Planning Department Recommends approval, noting that the context sensitive issues be referred to the design review committee and the prohibition on employment growth above 12 employees be recorded to alert the current owner-operator and potential successors of this site/zoning limitation.**



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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