

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 4, 2014

➤ **AGENDA ITEM – PC2014-08-04-04**

AN ORDINANCE to amend Subsection 15.02(B) of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Local Business District allowing for a theatre and salon at 1353 Avon Street.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The property, which houses the Muse Theatre is located at 1353 Avon Street, and is depicted in **MAP PC2014-08-04-04**. The applicant is requesting a change in zoning, to allow a full service salon to be operated in the building as well. Proposed hours for the salon are Tuesday through Saturday 10:00 a.m. to 6:00 p.m. Current hours for the theatre are Friday and Saturday, 7:30-10:00 p.m. Currently there is a conditional use permit on the property to allow for the theatre use, but it does not allow for the salon, thus a rezoning to local business is needed.

The application states that the salon is a short term use, probably only being operated for three more years. Discussions with the owners indicated that they would like to remodel the upstairs and live there in the future.

➤ **GENERAL LOCATION:**

1353 Avon Street, across from Logan Middle School.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use map indicates this area as single family residential, thus this rezoning is not consistent. However Google shows just a handful of hair establishments on La Crosse's northside, with half of them being barber shops, and not full service salons. The neighborhood may benefit from this salon.















➤ **PLANNING RECOMMENDATION:**

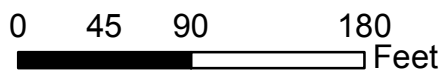
Staff is very supportive of this business change and acknowledges the potential benefit to neighbors and northside residents. Staff cautions the Commission on the potential of the rezoning. If in the future another commercial entity is proposed for the site: a bar, accounting firm, tattoo parlor, restaurant, etc. It will be a legal use. Staff's caution is primarily because of Logan Middle School across the street. Staff has spoken to the applicant and asked if they would be willing to file a restrictive covenant on their property stating that should the salon cease to exist the property would revert back to R2-Residence zoning. This would still allow the residence and the theatre but would not allow any other commercial use to occur without Council approval. The applicant was receptive

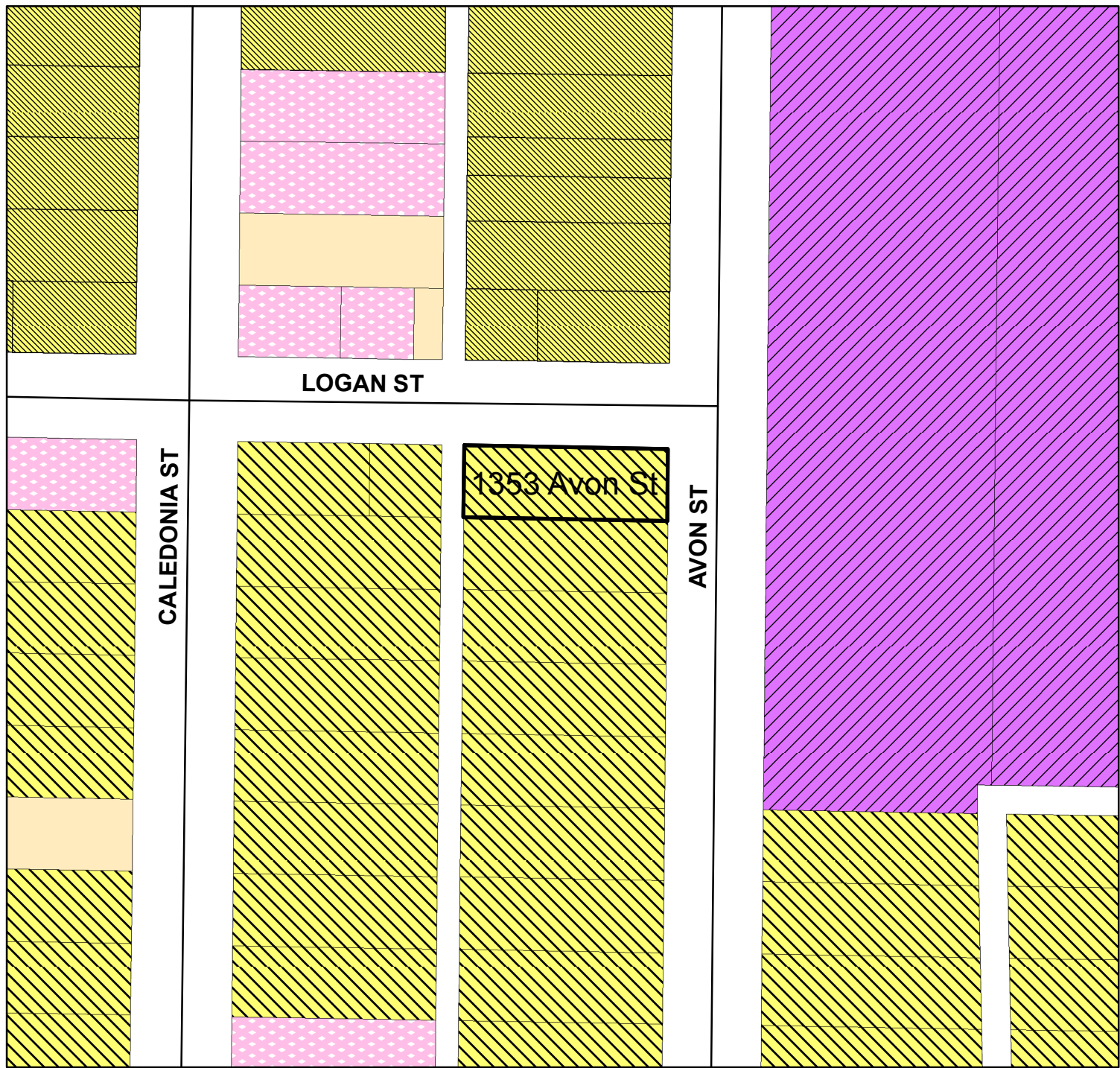
to the idea and stated that they would try to have that completed in time for the City Plan Commission meeting. **If the applicant does record a covenant on the property this Ordinance is recommended to approval. If the owner decides to not record a covenant this Ordinance is recommended for denial as the potential for a use detrimental to the neighborhood, particularly in close proximity to the school, is too high.**



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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	SUBJECT PROPERTY





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