

Agenda Item 24-0516 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District to the Local Business District allowing for an ethnic grocery store with new housing units built over the existing structure at 2109-2111 South Avenue.

General Location

Aldermanic District 10, just south of the BNSF railroad tracks on the northeast side of South Avenue as depicted in Map 24-0516. Adjacent land uses include a 4.78-acre parking lot, hospital administrative services building, factory for building materials, soft drink bottling, and a vacant lot.

Background Information

The applicant states that the building is vacant and has been for the past several years. The applicant has been operating out of the Coulee Region Business Center and intends to use the existing building for an ethnic grocery store and build housing units above. Residential uses are not permitted in industrial districts, which is the reason for the rezoning petition. The proposed development has the potential to create 3-5 new jobs. It also has the potential to increase the availability of fresh food where there are limited options. Adding a second floor with about 3 apartments could increase housing and property value. Once the zoning is approved, the applicant will hire an architect for the addition. The parcel has 12 parking spots. They own the lot next to the building, which could be used for overflow parking, and they are considering leasing the back lot from BNSF.

Recommendation of Other Boards and Commissions

The building would likely be improved over 50% of its value, which would require design review.

Consistency with Adopted Comprehensive Plan

Low-intensity mixed use is an allowable land use within the Hwy 14 Corridor (C-2). The comprehensive plan recommends transit-oriented development here, but the application does not address that. It may increase the supply of affordable rental housing and could be considered infill development.

Staff Recommendation

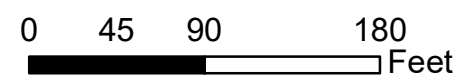
Approval – There are some nearby parcels zoned C1 and this use would be compatible with surrounding uses. Increasing food and housing options may also benefit the city.

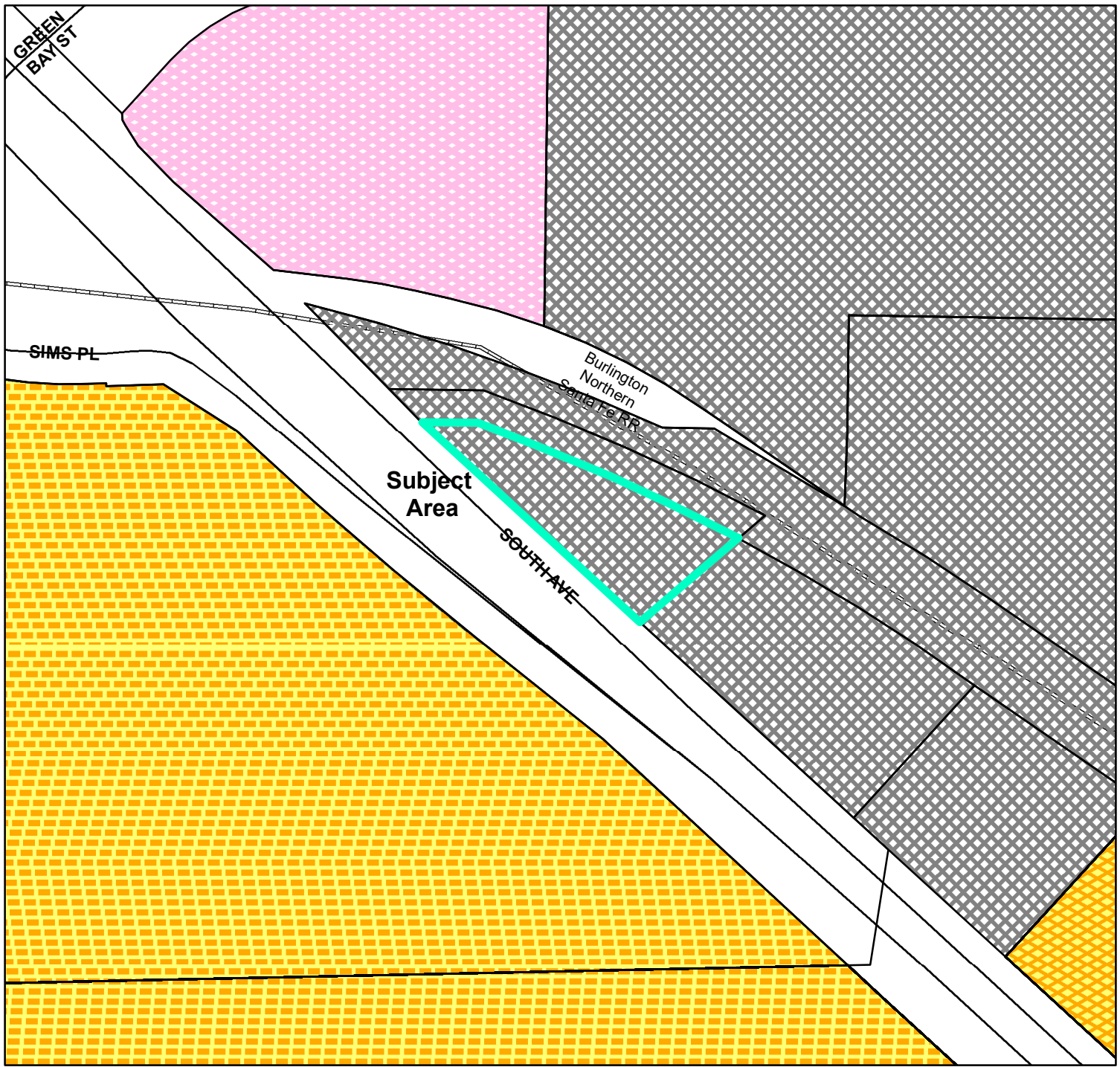
Routing J&A 4.30.2024



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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