

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
July 1, 2019**

➤ **AGENDA ITEM – 19-0819 (Tim Acklin)**

Application of Thompson Animal Medical Center for a Conditional Use Permit allowing a veterinary clinic and pet boarding facility in Local Business District at 4532 and 4540 Mormon Coulee Road.

➤ **ROUTING:** J&A 7/2/19

➤ **BACKGROUND INFORMATION:**

The applicant (Thompson Animal Medical Clinic) has operated on the parcel depicted on attached **MAP PC19-0819** for the last several decades. They would like to build an addition on to the current facility for additional examination rooms, workspace, and storage.

As plans were being reviewed by City staff, it was discovered that Animal hospitals and veterinary clinics were not permitted in any commercial zoning district. The applicant was then determined to be a non-conforming use and, even though they are grandfathered in, was prevented from being able to expand and intensify the existing use. An Ordinance to allow for veterinary clinics and animal hospitals and kennels that board animals to be permitted in the C1-Local Business and C2-Commercial as a Conditional Use was passed by the Common Council at their May 2019 meeting.

➤ **GENERAL LOCATION:**

4532 & 4540 Mormon Coulee Road. Just north of Wal-Mart.

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

The Common Council approved the Ordinance permitting this use with a Conditional Use Permit in the C1-Local Business and C2-Commercial zoning districts at their May 9, 2019 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is depicted as Medium Intensity Retail, Office, or Housing in the Comprehensive plan. This use is consistent with that classification.

➤ **PLANNING RECOMMENDATION:**

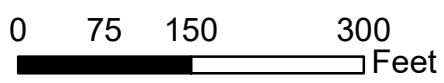
The applicant has existed at this location for the past 40 years and the staff supports their investment in the City. The applicant also included their vacant parcel to the north as part of this Conditional Use Permit in case of additional future expansion. **This item is recommended for approval with the following conditions as stated in Section 115-147(9) of the Municipal Code:**

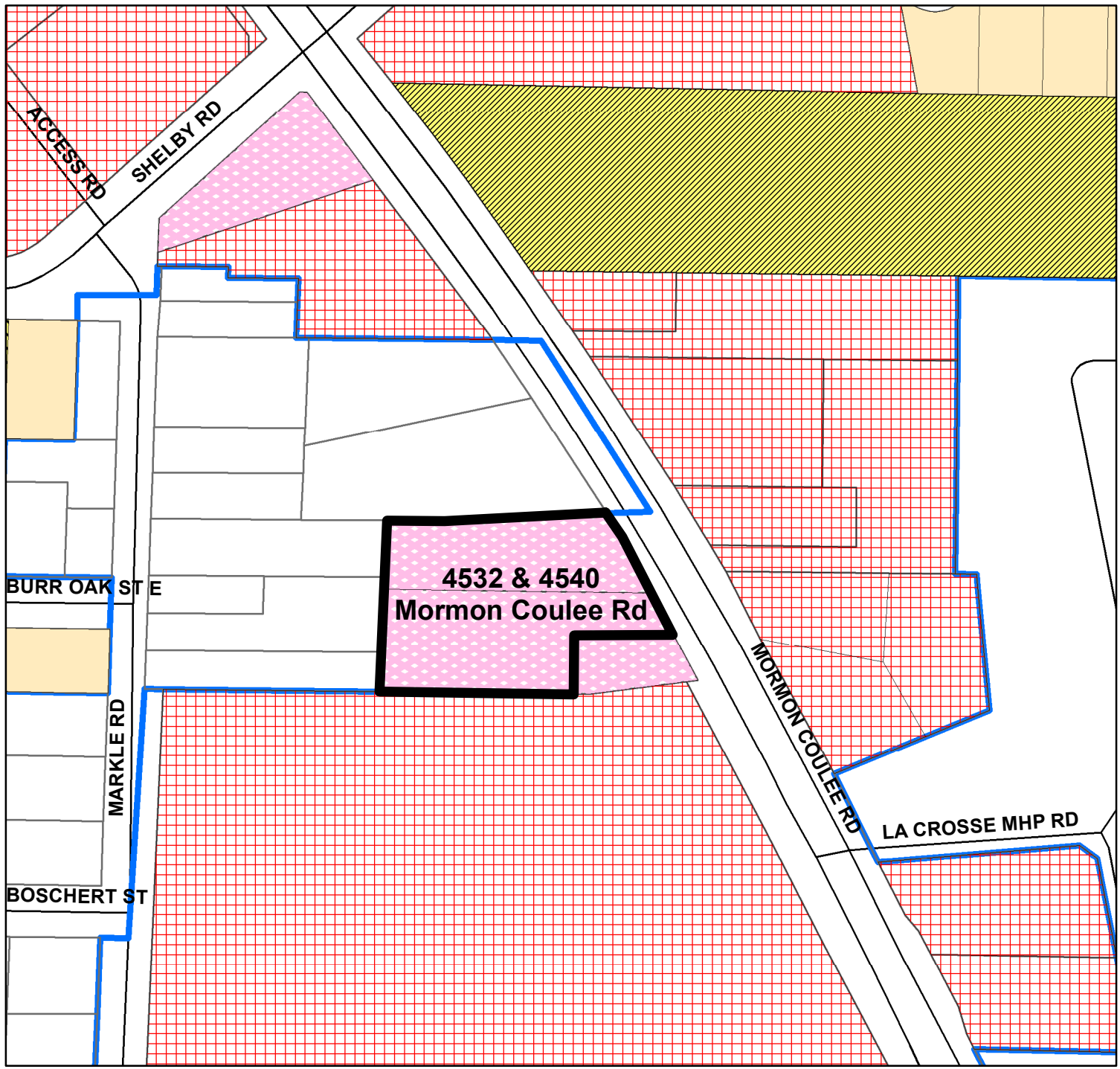
- 1) **Any outdoor runs shall be located to the rear of the building and any such areas visible from the public ROW shall be enclosed with a privacy fence or similar weather-resistant, durable, and opaque material that meets Section 115-398 of the Municipal Code. Fences shall be no less than four (4) feet in height.**
- 2) **All waste material shall be stored in closed containers and screened from all thoroughfares and adjoining properties by a fence, wall or plant screen at least as high as the containers.**
- 3) **Emission of any offensive odors, beyond the lot Line, shall not be permitted at any time.**



## 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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