

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
March 30, 2020**

➤ **AGENDA ITEM – 20-0457 (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 Multiple Dwelling District to the Local Business District allowing parking for adjacent business at 612 Kane Street.

➤ **ROUTING:** CPC 3/30/2020; J&A 3/31/2020

➤ **BACKGROUND INFORMATION:**

The applicants want to combine 612 Kane St. with 1101 St. Andrew St. For lots to be combined, they must have the same owner and same zoning district. Once combined, the applicants want to create a parking lot for their bar, Genzie's Game Day Pub.

The lot at 612 Kane St. is 8,100 sq. ft. The house and a garage there are valued at \$36,600. The lot is about 4' below the base flood elevation. The house is a legal non-conforming structure which means it doesn't meet the floodplain zoning ordinance regulations.

While there is currently a house on the lot, its current zoning would allow for up to 5 apartments. The apartment building to the north, 616 Kane St, has been built on fill above the base flood elevation. Developing an apartment building on fill would be consistent with the adjacent property, the municipal code, and comprehensive plan. Any new development would affect stormwater runoff and would have to manage it on site.

Genzie's is about 3' feet below the base flood elevation and a nonconforming structure as well. A substantial improvement to the bar would require it to be brought up to code. Since the fair market value of the Genzie's is \$93,700, any improvements over the life of the building couldn't exceed \$46,850. Parking lot construction could be premature without first considering how to bring the building into compliance.

Adding off-street parking could help the bar get more customers. However, there is about 5,000 sq. ft. on Genzie's existing lot that could be used for parking. The building and beer garden take up about 4,300 sq. ft. of the 10,500 sq. ft. lot.

The applicants could pursue a shared parking agreement with nearby Mississippi Welders Supply. That parking lot has 43 stalls and MSW's business hours are 7am – 5pm, Monday through Friday. The bar's peak hours are likely outside those times.

➤ **GENERAL LOCATION:**

Lower North Side & Depot Neighborhood, across from Goose Green Park and one block from George Street between St. Andrew and Hagar Streets as depicted in MAP 20-0457.

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This rezoning is not consistent with the Future Land Use Map, which shows this area as Low and Medium Density Housing. Commercial development is only allowed as part of a mixed use Planned Development District.

This rezoning is not consistent with Land Use Objective 2: Targeted Redevelopment. A commercial parking lot is not a higher and better use than what could be built 612 Kane St.'s existing zoning district, apartments. Besides, it is a neighborhood street in a distressed neighborhood.

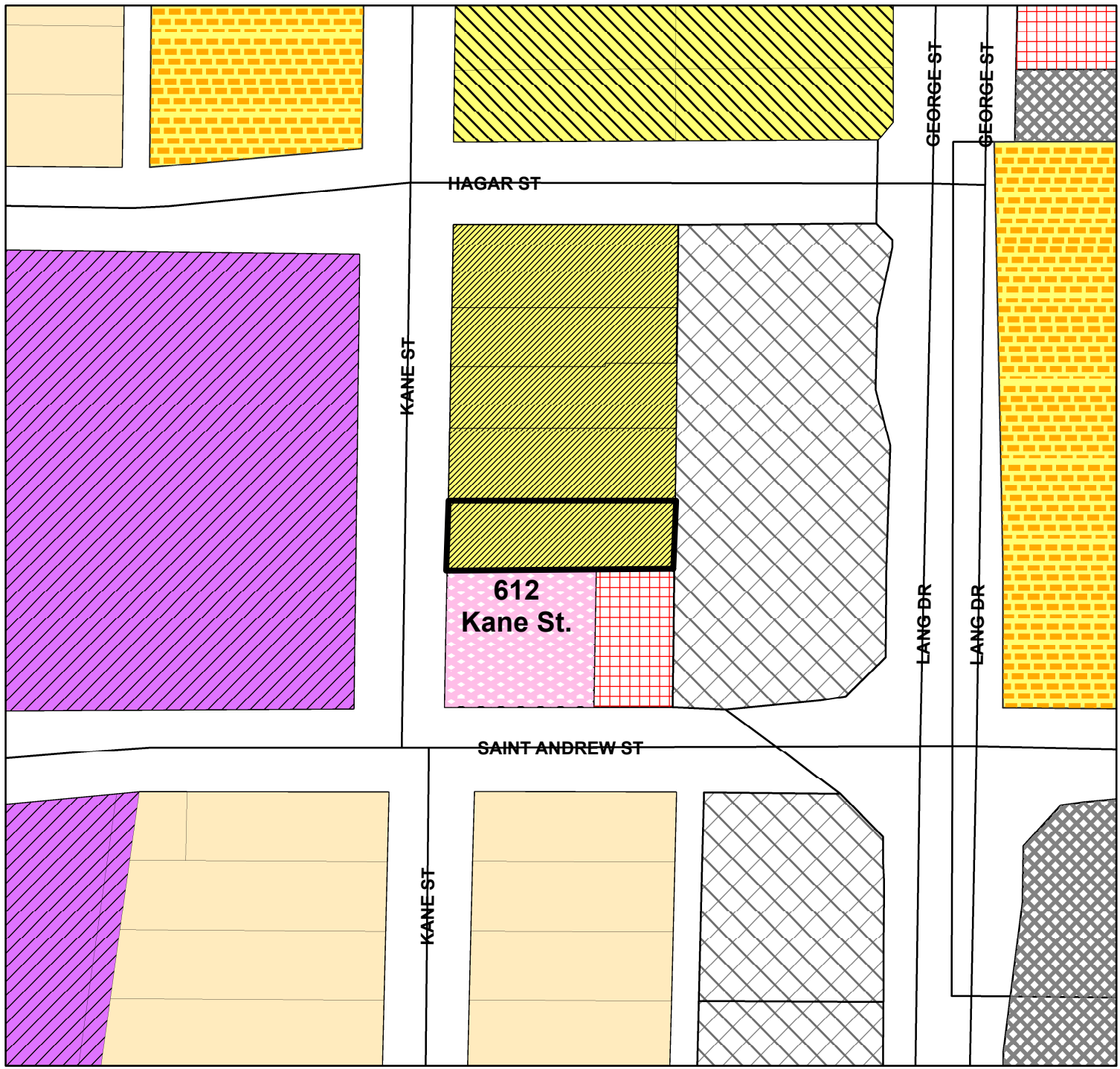
This rezoning is not consistent with Land Use Objective 7: Improve Land Use Compatibility. A commercial parking lot is not more compatible than a potential apartment building. However, parking lot design standards could be applied to minimize incompatibility.

This rezoning is not consistent with Land Use Objective 8: Maintain Traditional Urban Character. While parking at 612 Kane St could help with business, a neighborhood bar could benefit from more neighbors, like future residents of an apartment building. There could be room for parking on Genzie's existing lot or shared parking at Mississippi Welders Supply. Any new development should include connecting the gap in the sidewalk next to the lot as well.

This rezoning is not consistent with Land Use Objective 10: Stem Property Deterioration. The previous owners let the house at 612 Kane St. become dilapidated. A parking lot would likely not make the neighborhood more attractive, safe, or comfortable place to live.

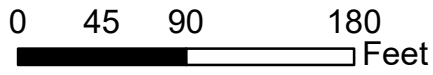
➤ **PLANNING RECOMMENDATION:**

**Denial** – The applicant does not have a clear plan for the lot or their own property. The floodplain zoning ordinance limits what they develop, so knowing how they'll proceed is even more important. They may have alternatives for parking including on their own lot and a shared parking agreement with Mississippi Welders Supply, too. While redeveloping in the floodplain can be a challenge, the apartments at 616 Kane St. show that it can be done. Developing an apartment building on fill would be consistent with this adjacent property, the municipal code, and comprehensive plan. Any new development should include connecting the gap in the sidewalk next to the lot as well. Any new development should also to manage stormwater on site as required by code.



## 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



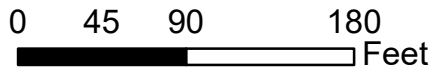
**PC20-0457 &  
PC20-0459**



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