

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 29, 2019**

➤ **AGENDA ITEM – 19-0519 (Tim Acklin)**

AN ORDINANCE to amend Section 115-1 and Section 115-149(a)(1) and create Section 115-347(9) of the Code of Ordinances of the City of La Crosse defining Veterinary Clinics, Animal Hospitals and kennels and permitting them in the C1-Local Business and C2-Commerical Districts by a Conditional Use Permit.

➤ **ROUTING:** J&A 4/30/19

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would allow for veterinary clinics and animal hospitals and kennels that board animals to be permitted in the C1-Local Business and C2-Commerical as a Conditional Use. Current Municipal Code does not allow these uses, including pet shops, in these zoning districts. They are currently only permitted in industrial zoned areas.

This came to staff's attention when a local veterinary clinic, that is zoned C1-Local Business, submitted plans for a large addition to expand their business and was not permitted to do so due to current code. Further analysis determined that current code does not provide definitions for Veterinary clinics, animal hospitals, and kennels for the boarding or breeding of animals or permit pet shops in any commercial zoned district.

➤ **GENERAL LOCATION:**

City-wide in parcels zoned C1-Local Business and C2-Commerical.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

This Ordinance does the following:

- 1) Allows pet shops in the C1-Local Business and C2-Commercial zoning districts as a permitted use. Whether it be a local mom and pop pet store or a Petco, they are currently only permitted in an industrial zoned area.

- 2) Allows veterinary clinics and animal hospitals in the C1-Local Business and C2-Commercial zoning districts by a Conditional Use Permit. There are at least two (2) such clinics in La Crosse. One is zoned C1-Local Business and is currently considered a legal non-conforming use. They are not permitted to expand their building and are even limited to the amount of improvements that can be made to their building. The business is also located on a major commercial arterial so rezoning it to Industrial would not be in the best interest of the City. Staff considered amending the ordinance to allow them as permitted uses but these facilities can offer a range of services, such as cremation and the kenneling of non-patient animals, that review on a case by case basis via a Conditional Use Permit was in the best interest of the City, particularly for any adjacent property owners that may be impacted.
- 3) Allows kennels for boarding animals in the C1-Local Business and C2-Commercial zoning districts by a Conditional Use Permit. Currently all such uses, such as a Doggy Day Care type facilities, are only permitted in industrial zoned areas. This ordinance would allow another option for future businesses of this type.
- 4) Provides very specific definitions of veterinary hospitals and animal hospitals and kennels for boarding and breeding animals for effective administration of this Ordinance.

This Ordinance is recommended for approval.