

Agenda Item 24-0790 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Traditional Neighborhood District - General, allowing for construction of a bakery, deli, and coffee shop with a second-story apartment at 1513 Market Street.

General Location

Aldermanic District 8, mid-block on the northside of Market Street between 15th & 16th Streets as depicted on attached Map 24-0790. Parcel is located within the Weigent Hogan Neighborhood Association. Surrounding land uses are residential to the north and a mix of farmland and bluff land to the west, east, and south.

Background Information

The applicant is requesting to rezone the subject parcel to Traditional Neighborhood Development to allow them to demolish the existing single-family house and construct a two-story mixed-use building. The mixed-use building would consist of a commercial space on the ground floor and a residential apartment on the second floor. The applicant states that they purchased the property several months ago in a state of neglect and disrepair. They currently own and operated the commercial business across the street and want to expand neighborhood commercial in the area. They also state that they already have a commercial tenant, consisting of a bakery/deli, interested in this location. The applicant has also stated that they intend to downsize from their current house and occupy the upper floor apartment.

The applicant states that they had attended a recent Weigent Hogan NA meeting to present their idea and had not heard any concerns.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

Neighborhood Retail/Commercial is a desirable land use in the Weigent Hogan Neighborhood in the Comprehensive Plan which specially states that “more mixed use and opportunities for small commercial and shops are desired.”




















Staff Recommendation

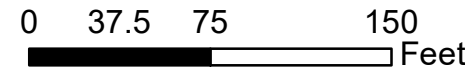
The applicant will still have to go through the City’s design review process and submit their final plans and zoning petition for approval. Emphasis was placed by staff to the applicant on design and neighborhood context which was expressed by the community during the comprehensive planning process. Additionally, appropriate location of neighborhood retail/commercial was also expressed. Staff felt that this location would be appropriate due to several existing commercial properties around the 16th and Market intersection. While a single-family home is being demolished, an apartment is being constructed which does not result in a net loss of residential units within the city. **This item is recommended for approval.**

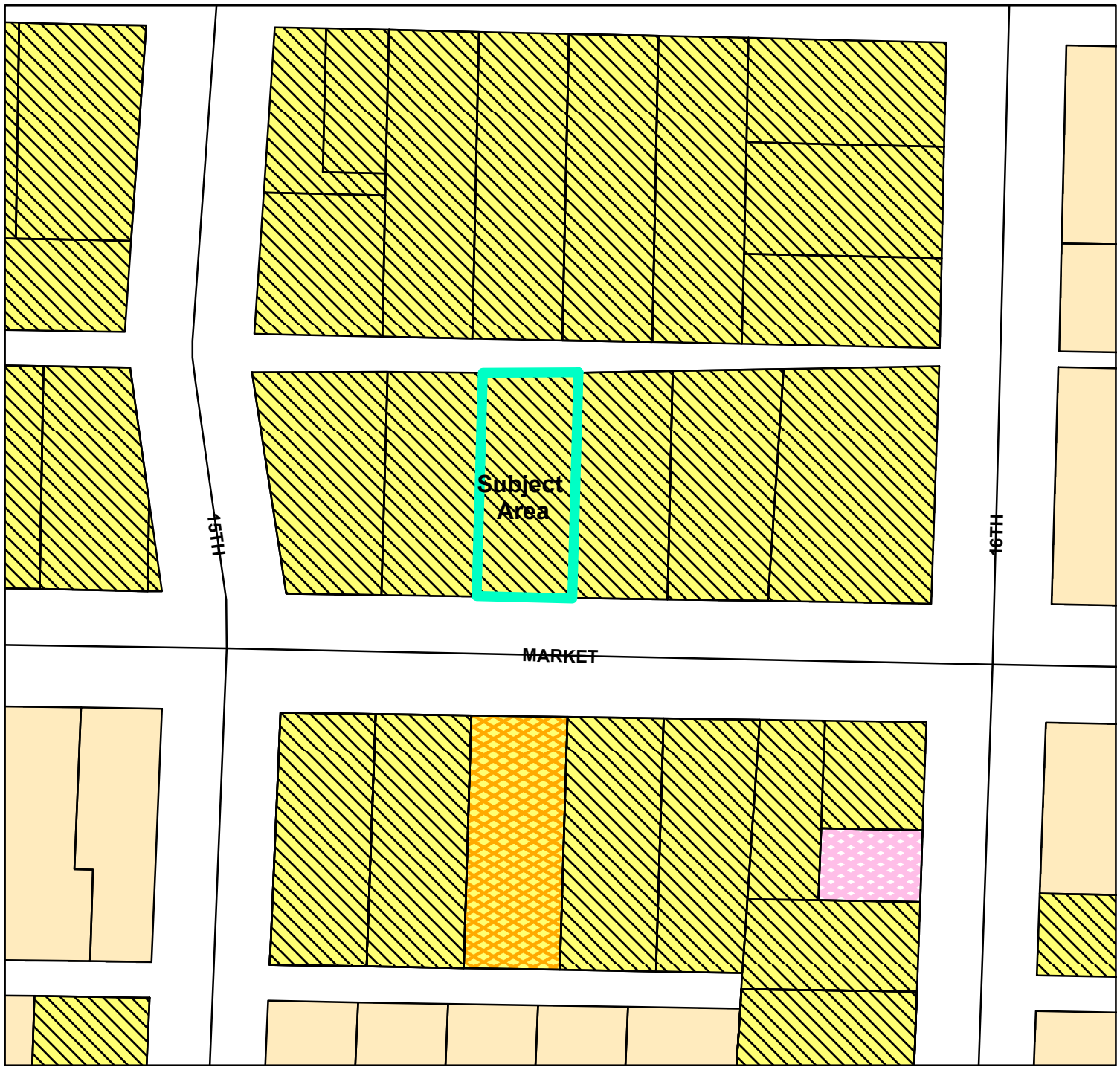
Routing J&A 7.2.2024



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





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

