

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 3, 2017**

➤ **AGENDA ITEM – 17-0271 (Andrea Schnick)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Local Business District allowing a storefront at 1649 Kane St/1026 Rublee St.

➤ **ROUTING:** J&A Committee, Public Hearing 4/4/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Since 2004 this property has been the location of warehouse storage, a carpentry shop (Parcher's Painting & Home Improvements) and an upstairs apartment. The applicant would like to update the zoning to allow for a walk-up candy store in the front of the building on Kane Street. This building is 5,750 square feet. The 4-bedroom upstairs apartment is 1,620 square feet and the remaining lower level of approximately 4,100 square feet is used for the commercial space.

➤ **GENERAL LOCATION:**

This property is located on the corner of Kane Street and Rublee Street, on the same block as Northside Elementary School. See attached **MAP 17-0271**.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use plan calls for this entire block to be Public and Semi-Public. Therefore it is not consistent with the Comprehensive Plan.

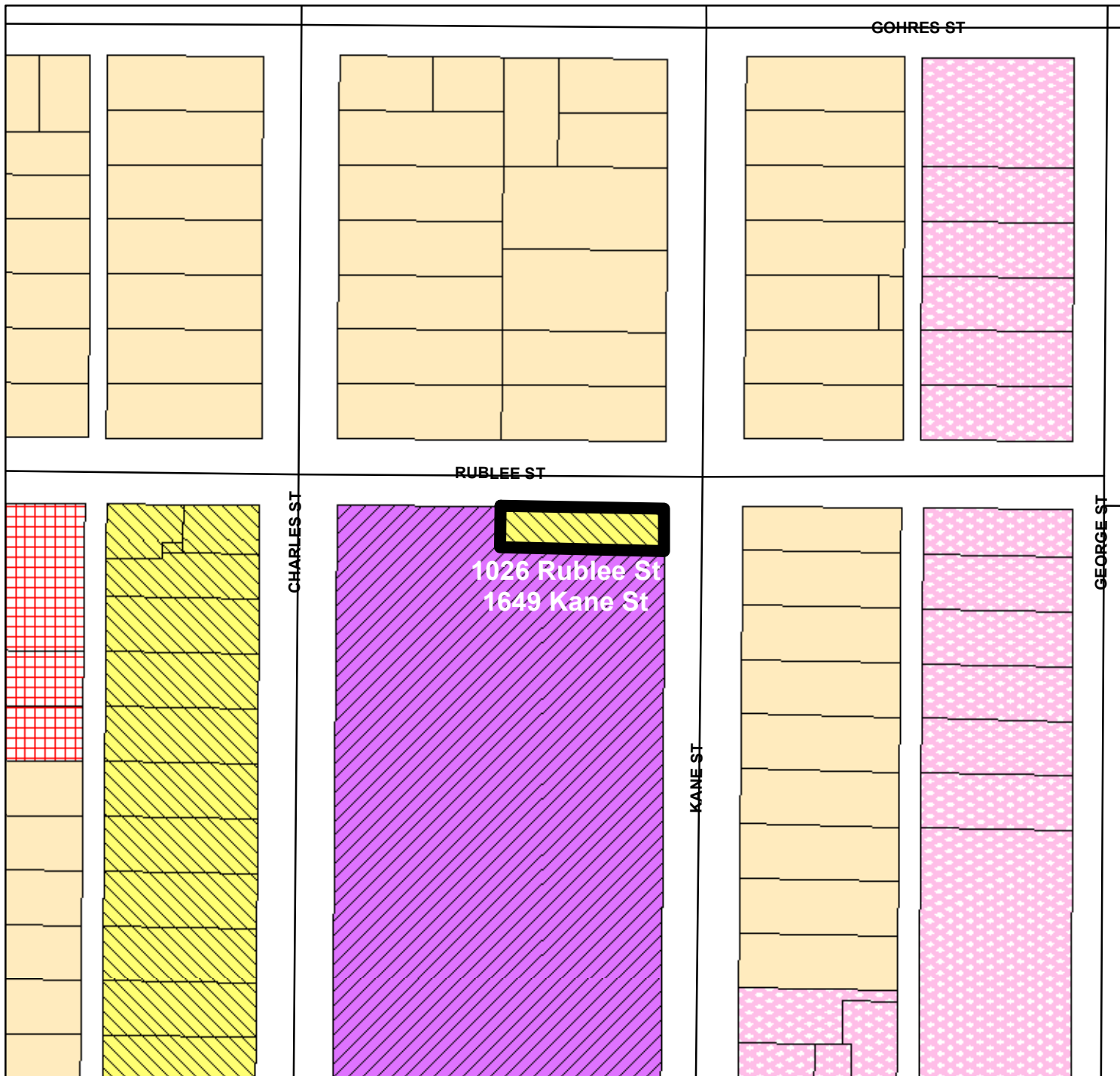
➤ **PLANNING RECOMMENDATION:**

Planning spoke with a representative from the School District of La Crosse and they are concerned about traffic and the current lack of parking in this area, and the additional parking issues a new business may cause.

Although the applicant at this time does not need additional commercial space for the walk-up window, an off-street parking space for the employee would be required. There are three garage doors on the property. Two of them are used and accessed

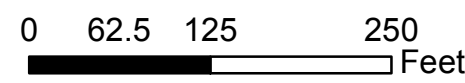
directly by the apartment. The other is used for the commercial space tenants and the applicant states there is enough room in this indoor garage for multiple vehicles. There is no room for off-street parking.

Given that this building was constructed for commercial use and our promotion of neighborhood businesses, **Planning staff recommends this zoning change for approval with the condition that no additional indoor commercial space is used for the candy store business.**


























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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