

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 1, 2016**

➤ **AGENDA ITEM - 16-0693 (Andrea Schnick)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific at 330 Adams Street allowing for a drive through coffee shop.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer that property depicted on attached **MAP PC16-0693** from the TND-General District to the TND-Specific District.

The property area is currently a 0.144 acres vacant lot with greenspace. The proposed MOKA coffee shop will be a 400 sq. ft. building with a drive-through and walk-up window and landscaping plans. This location is in walking distance to Gundersen Health System and located within the Powell-Poage-Hamilton Neighborhood which has been labeled as a food desert..

As part of the application, the applicant has submitted a map of the site, site conditions report, site plan, storm water management plan, elevations, and utilities plan, These plans for the development are attached as part of the legislation.

It should be noted that the City's traffic engineer also reviewed the plans for circulation needs given the drive-up function and did not have concerns over adequate stacking of vehicles both on and off-site.

➤ **GENERAL LOCATION:**

330 Adams Street.

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

The Common Council approved rezoning this property to Traditional Neighborhood District – General at their June 2007 meeting.

The plans for MOKA were reviewed and approved by the Design Review Committee at their July 15, 2016 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The Comprehensive Plan calls for this property to be “High Intensity Retail, Office or Housing”, which is not consistent with the proposed development. However, based on the small size of this lot and the limited building and parking footprint feasibility, it is unlikely that a high intensity retail, office, or housing development would occur on this property. A drive-through and walk-up coffee shop is a more appropriate and neighborhood-beneficial use of this site.

➤ **PLANNING RECOMMENDATION:**

**This ordinance is recommended for approval.**



# 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

