

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

➤ **AGENDA ITEM - 16-1098 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residential District to the Traditional Neighborhood Development District - General allowing for an addition of a coffee shop/deli at 1514-1516 Market Street.

➤ **ROUTING:** J&A Committee, Public Hearing 1/3/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC16-1098** from the R2-Residential District to the Traditional Neighborhood Development District - General. The applicant/owner is requesting to rezone their property from the R2-Residence District order to expand their existing commercial building and add a coffee shop. The proposed addition would be approximately 961sqft in size and be located to the west of the existing building where there is a substantial amount of vacant space. The coffee shop is intended to be a family-run establishment and will also offer a small deli-style menu. The applicant intends to install several bike racks in the boulevard, upon approval by the City, but does provide 6 off-street parking spaces off of the alley. A path from the parking to the building will also be installed. Plans for the proposed expansion are attached as part of the existing Legislation.

➤ **GENERAL LOCATION:**

1514-1516 Market Street

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed rezoning is consistent with the Future Land Use Map in the Comprehensive Plan. This area is depicted as Low/Medium Density Housing. This category includes Traditional Neighborhood Development District zoning and mixed use developments. Mixed use development include neighborhood commercial.

➤ **PLANNING RECOMMENDATION:**

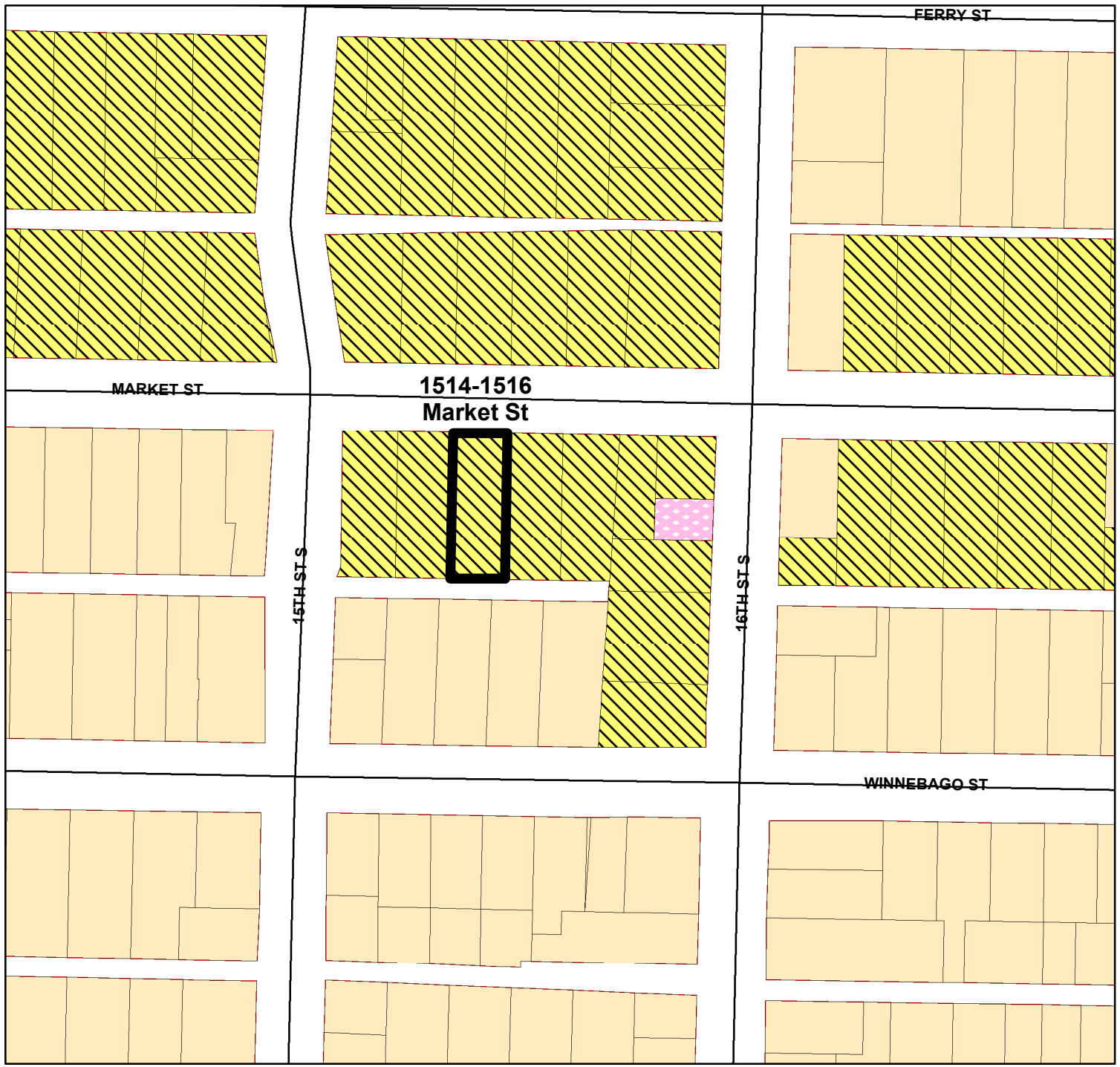
The applicant purchased the commercial building in 2015 from the previous owner and was granted a Conditional Use Permit to use the building for a specialty retail gift shop and an arts and crafts retail shop. Adding an addition for a coffee shop would not be permitted under their current Conditional Use Permit or under the current zoning. Staff thought it would be easier for the neighborhood and the Common Council to have oversight into any future proposed uses if the property was zoned TND rather than a commercial zoning district.

At the direction of Council Member Richard Becker a public informational meeting was held at 1514-1516 Market Street on October 24, 2016 regarding the proposed project. A letter was mailed to all of the property owners and residents within 200ft inviting them to come and talk with the applicant who would explain their project and answered any questions. Only 2 people attended but had no issues with the project. 3 people contacted staff and their only concern was to make sure that there was enough parking otherwise they had no issues with the expansion.

The existing building was originally constructed as a neighborhood commercial building and, to the best of staff's knowledge, has always been used for commercial use. Preliminary site plans and elevations due not raise any concerns for staff. Final plans will need to go through the commercial design review process before being brought back to the Common Council for final approval. At this time approval is for expanding this property for additional commercial use and staff feels that this will not have a detrimental impact on the surrounding neighborhood as commercial has existed at this location for a very long time, as well as less than a block away where Ranison Ice Cream & Candy is located.

Staff does have some concerns/suggestions/recommendations on the proposed design and layout of the addition but these can be worked out through the design review process. This Ordinance is recommended for approval with the following conditions:

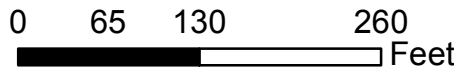
- 1) Any commercial use stated in Section 115-347(6) of the Municipal Code may be permitted without having to get approval from the Common Council.**
- 2) As stated in Section 115-347(6)(C)(2) of the Municipal Code the following uses must provide adequate off-street parking.**
 - (i) Restaurants, cafes, coffee house, tea room or delicatessens, limited to indoor seating for 25 persons and outdoor seating is limited to 12 customers, drive-ins or drive-through facilities are prohibited.**
 - (ii) New or used clothing and apparel.**
 - (iii) Shoe repair.**
 - (iv) Art gallery, framing, and stationary stores.**
 - (v) Florist shop.**
 - (vi) Antique shop.**
 - (vii) Neighborhood grocery store.**
 - (viii) Variety and dry goods store.**



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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