

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 2, 2019**

➤ **AGENDA ITEM – 19-1675 (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 Multiple Dwelling District to the Commercial District allowing convenience store with fuel sales and car wash at 3305 Mormon Coulee Road (Kwik Trip).

➤ **ROUTING:** CPC 12/2/19; J&A 12/3/19

➤ **BACKGROUND INFORMATION:**

The applicant is requesting to rezone the property depicted on attached **MAP PC19-1675** from R5-Multiple Dwelling to C2-Commercial. The applicant (Kwik Trip) intends to combine this parcel with the parcel located immediately to the east, demolish the existing buildings (older strip mall and motel) on both parcels, and construct a new Kwik Trip convenience store with fuel pumps and a car wash. The new building will have access to both Mormon Coulee Road and Ward Avenue.

This project is required to go through the City's Commercial Design Review Process.

➤ **GENERAL LOCATION:**

3305 Mormon Coulee Road. Near the intersection of Ward Ave & Mormon Coulee Road.

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

This project was approved by the Design Review Committee.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























This property is depicted as Commercial in the Future Land Use Map of the which makes this request consistent with the Comprehensive Plan.

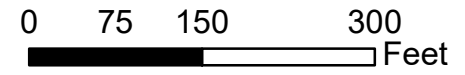
➤ **PLANNING RECOMMENDATION:**

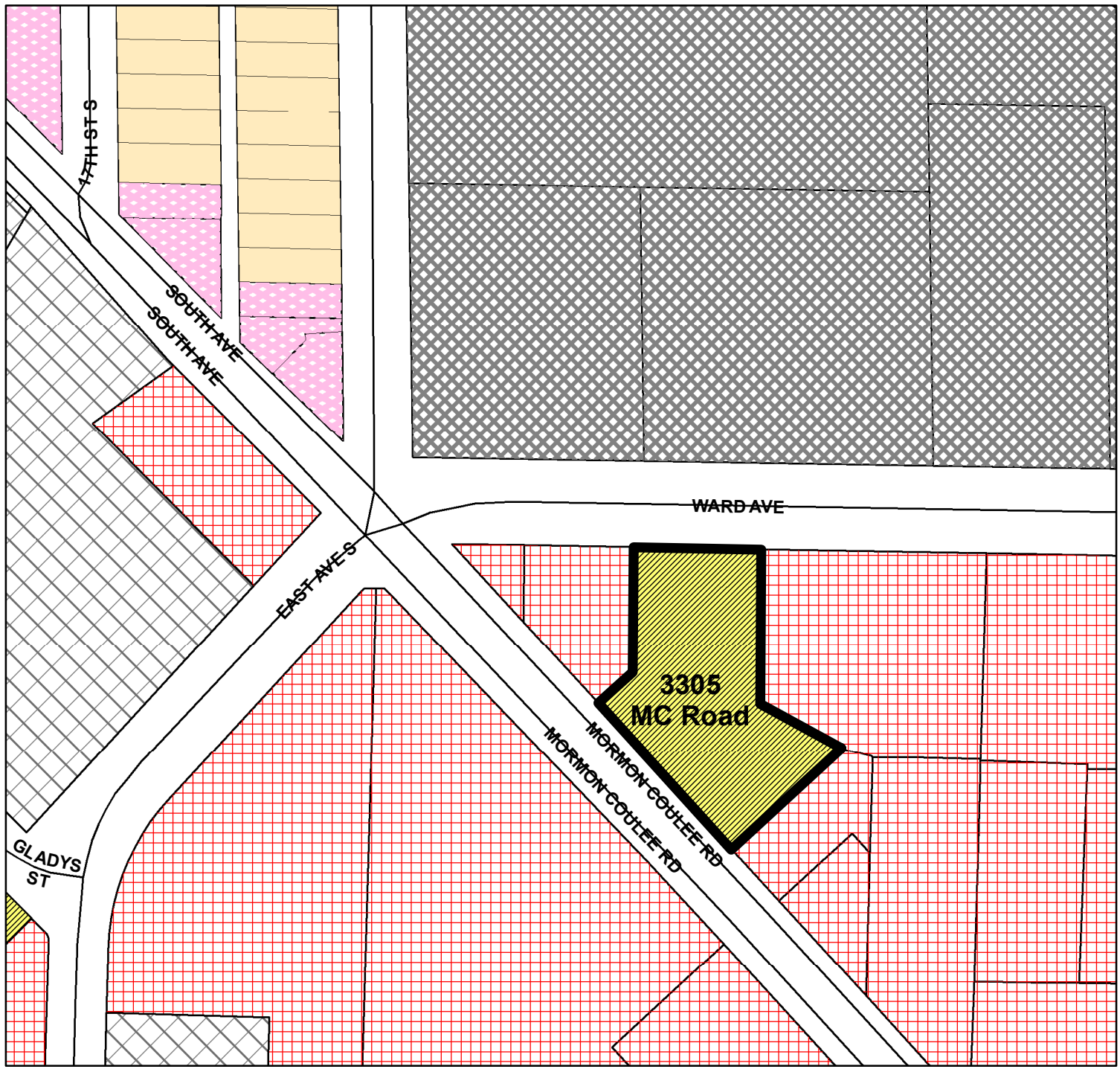
This parcel/development is located on a major intersection on a State Highway. The properties surrounding this area are all zoned commercial or industrial. This item is recommended for approval.



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





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

