

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 1, 2014**

➤ **AGENDA ITEM - 14-1216 (Amy Peterson)**

Application of Vicki and Don Elwood for a Conditional Use Permit at 1353 Avon Street allowing for a hair salon in addition to theatre.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This Conditional Use Permit application for the property depicted on attached **MAP PC14-1216**, locally known as the Muse Theatre is to allow the operation of a hair salon. The ordinance change allowing this use by conditional use permit was approved in October.

Currently there is a conditional use permit on the property to allow for the theatre use, but it does not allow for the salon. Originally the owner requested a change in zoning, to allow a full service salon to be operated in the building. The rezoning posed numerous challenges and thus Council members approved an ordinance change to accommodate the property owners.

Hours for the salon are Tuesday through Saturday 10:00 a.m. to 6:00 p.m. The salon has up to four stations and two sinks. This would have the potential of having four or more vehicles parking on site during open days/hours. Current hours for the theatre are Friday and Saturday, 7:30-10:00 p.m.

There is currently an Order to Correct to cease operation of the salon. As of August 29, 2014, the salon was still in operation.

Ordinance 2-292 of the City of La Crosse Municipal Code provides no permits, licenses, leases or other franchises shall be granted by the City or by any City officer, board, department, or employee, to any person who owes the City any money or debt. No item, goods or tangible property shall be sold to any such person except for cash. This section shall not apply to a person who is making regular payments on such person's debt, according to a schedule approved by the City, its officers or employees. Currently the owners are in arrears of both real and personal property taxes.

➤ **GENERAL LOCATION:**

1353 Avon Street, across from Logan Middle School

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map shows this area as single family housing.

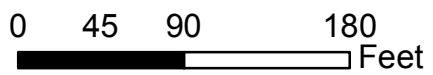
➤ **PLANNING RECOMMENDATION:**

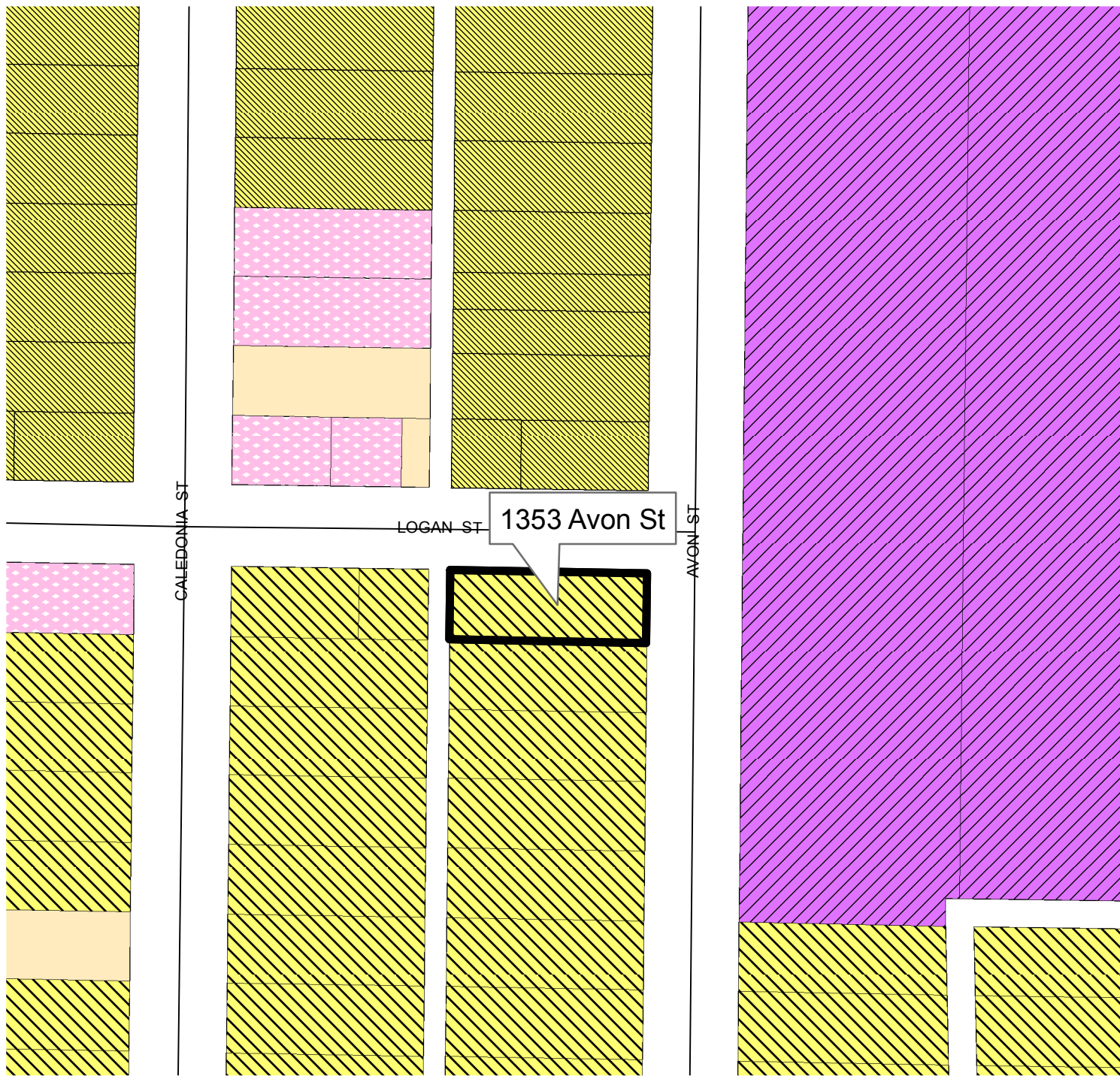
This Conditional Use Permit is recommended for approval, pending that are no debts owed the City of La Crosse.



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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