

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
June 3, 2019**

- **AGENDA ITEM – 19-0682 (Jason Gilman)**  
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Commercial District allowing restaurant at 2225 16th St. S.
  
- **ROUTING:** J&A 6-4-2019
  
- **BACKGROUND INFORMATION:** Ms. Rosetta Perez and Ms. Theresa Kerns are petitioning the City to change the zoning at 2225 16<sup>th</sup> Street S from R-1 Single Family Residential to C-2 Commercial for the purposes of continuing and improving the restaurant currently located at this location (Rosie's Café). The proposed rezoning makes the use conforming from its current status as legal-non-conforming which can inhibit improvements to the property. Historic records indicate this building was a commercial use dating back to the 1940's. The applicant has also indicated their intent is to make improvements to the structure to make it more ADA compliant for customers who may be generated from the new Trane All Abilities Park.
  
- **GENERAL LOCATION:** 2225 16<sup>th</sup> Street S at the corner of Bennet and 16<sup>th</sup> Street. This parcel is immediately north of heavy industrial land uses.
  
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A
  
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:** This parcel is shown as single-family housing on the Comprehensive Land Use Plan.
  
- **PLANNING RECOMMENDATION:**  
**The Planning Department recommends approval** of this request despite the land use plan's indication of single-family zoning as the structure was clearly built for neighborhood commercial uses and the location is on the perimeter of a heavy industry zoning area. C-2 was applied for rather than C-1 due to the upper floor residential use which is a conforming use in the C-2 district.

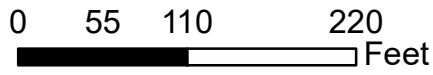
Given the structure's configuration and historic use, it is not likely the building would convert to a single-family home, but rather a mixed use/neighborhood commercial use serving both the neighborhood and surrounding employment areas. Neighborhood Commercial Uses are seen as compatible with single family residential districts and are encouraged in Traditional Neighborhood Development planning.



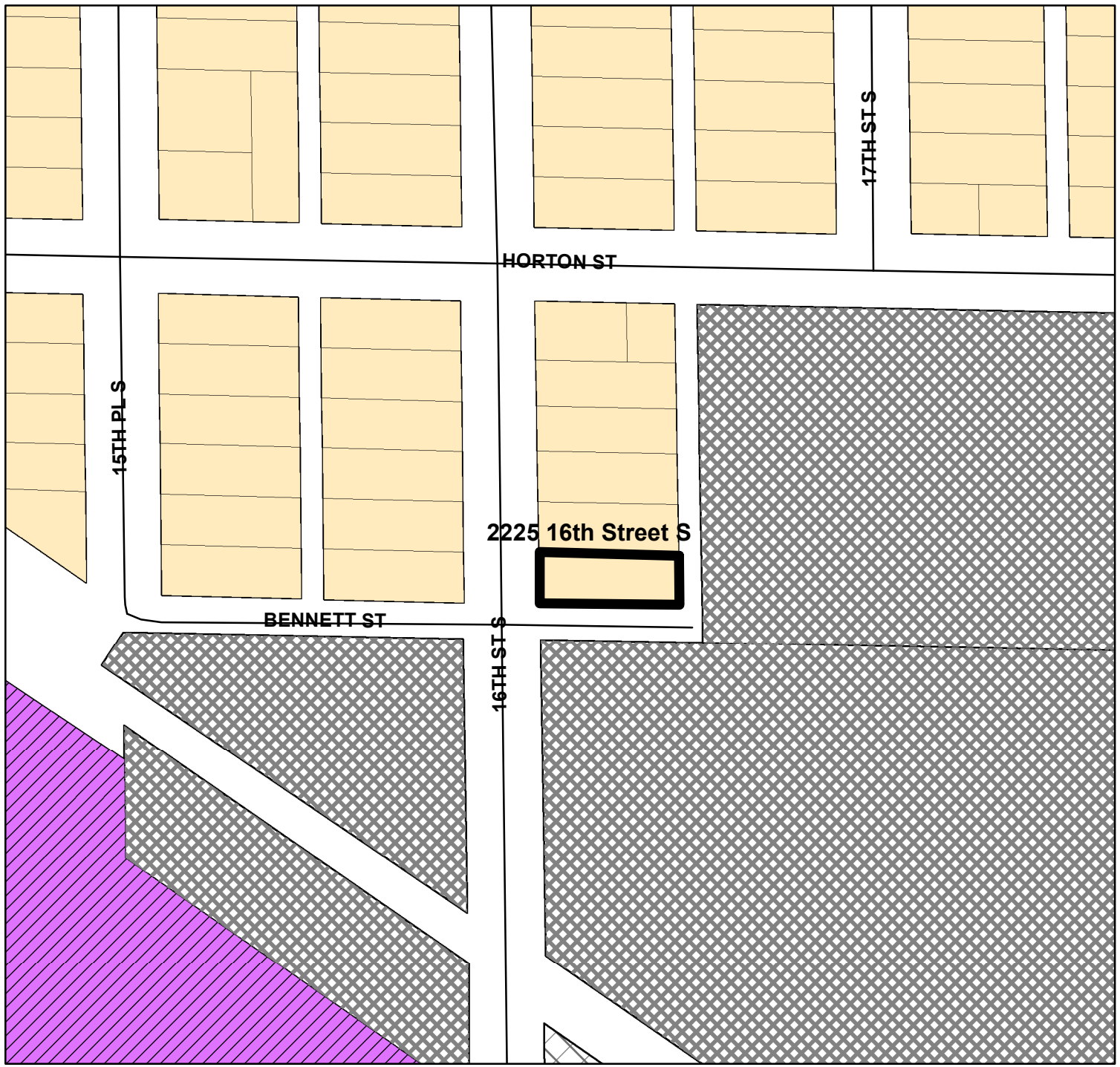
## BASIC ZONING DISTRICTS

	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
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