

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 31, 2015**

➤ **AGENDA ITEM – 15-0813 (Amy Peterson)**

Application of JME Products, LLC (Joseph and Tracy Endrizzi) for a Conditional Use Permit at 1514-1516 Market Street allowing for a community arts and craft center and consignment art gallery in a residential zoning district.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The property, depicted on **MAP PC15-0813** is currently commercial use by Jim's Barbershop and Dick Ghelfi's Pro Shop. Both businesses are closing and the property is currently for sale. The applicants are proposing to use the property for an arts and craft center and consignment art gallery. They intend on working with a local artisan that has an established arts and crafts business. The applicants state that there will only be one employee, and there is currently an alley accessed driveway that may be used for employee parking.

This property is zoned R2 but has had a commercial use grandfathered in for many years.

The only external changes proposed include new signage.

➤ **GENERAL LOCATION:**

Located on Market Street, between 15th and 16th Street South.

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

N/A
























➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

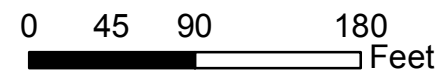
Objective One of the Neighborhoods and Housing Section of the Plan ensures that compatibility and proper land uses in all neighborhoods, taking into consideration the social and economic environment of the neighborhood.

➤ **PLANNING RECOMMENDATION:**



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



Commercial uses have operated at this location for many years without issue. The proposed arts and crafts center is not that different of a use from the Pro Shop and Barbershop and should not adversely affect the neighborhood. In fact, a community arts center may work to bring neighbors together. **Planning staff recommends approval of this CUP.**



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

