

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 1, 2021**

➤ **AGENDA ITEM – 21-1446 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Commercial District allowing for an auto service facility at 1103 Rose St.

➤ **ROUTING:** J&A 11.2.2021

➤ **BACKGROUND INFORMATION:**

The applicant states that this parcel was an auto repair shop from the late 1950's to 1990, a used car dealership until 1997, and then various retail business including most recently a smoke shop. The applicant's intent is to demolish the existing building and build an auto service facility. General garages are not permitted in the Local Business District (C1), but are allowed in the Commercial District (C2). The only other uses that would then be allowed as well include large bakeries and used car lots.

➤ **GENERAL LOCATION:**

District 3, Lower North Side & Depot Neighborhood, on the northwest corner of Rose St. and Windsor St. as depicted in Map 21-1446. It adjacent to vacant City-owned land, and several single-unit and duplex residences.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

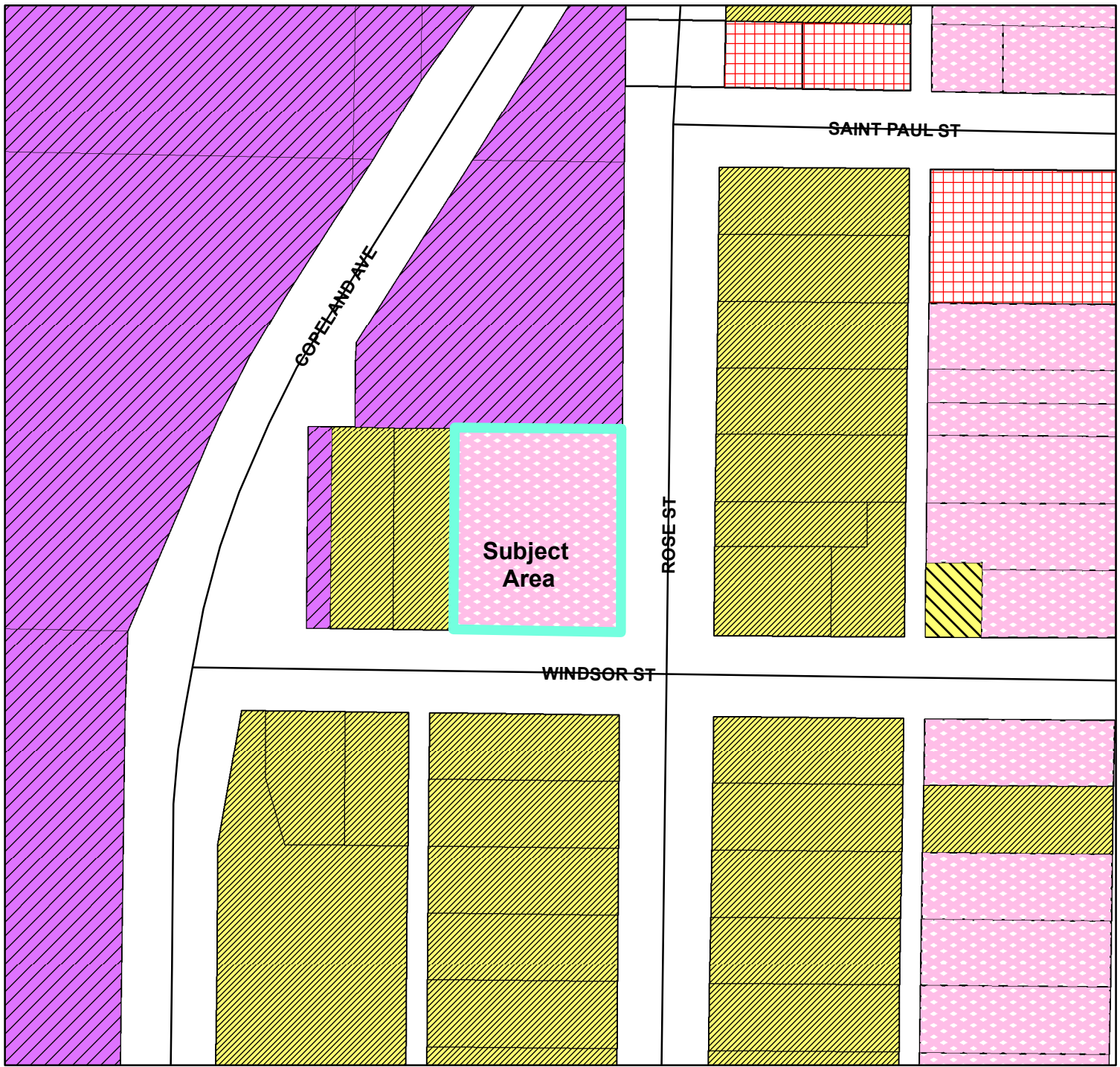
The Future Land Use Map shows this parcel as High Intensity Retail, Office, or Housing. Which includes neighborhood and community-oriented retail and service. This rezoning may have an impact on land use objective to enhance commercial corridors.

The Highway 53 Corridor Plan includes a high priority recommendation to "Provide a residential multi-story building in the triangle parcel fronting Windsor Street."

➤ **PLANNING RECOMMENDATION:**

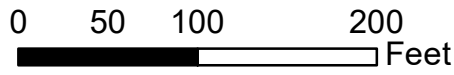
Approval – The property had been used for auto repair in the past and it is consistent with possible future land uses. There could still be room on the block for a redevelopment that includes multistory residences recommended in the Highway 53 Corridor Plan.

Planning staff recommends that the applicant adhere strictly to the design standards of the zoning code to fulfill the goals of the Highway 53 Corridor Plan to promote community, improve all modes of transportation, and create an enhanced gateway. Likewise, the Plan Commission should not grant any waivers from the design standards that conflict with the goals of the plan.



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
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