

**Agenda Item 22-0542 (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 Multiple Dwelling District - to the Light Industrial District allowing for personal storage and work space at 818 Gould St.

**General Location**

Council District 3, Lower North Side & Depot Neighborhood. The parcel is 2 blocks north of Monitor St and 3.5 blocks east of Rose St. as depicted in Map 22-0542. Adjacent uses are single- and multi-unit residential zoned R2 and R5, and 2 vacant lots.

**Background Information**

PE Rentals owns this 7,300 sq. ft. parcel as well as the adjacent 17,400 sq. ft. parcel at 828 Gould St. The subject parcel is vacant and the applicant intends to purchase it to use for personal storage and a work space. The applicant states that building something permitted in the R5 district would be cost-prohibitive because it is in the Floodfringe District (FF). The parcel's elevation is ~640' and the flood protection elevation is ~647.5'. Residential uses in FF are required to meet [Sec. 115-281\(3\)a.1.](#):

The elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of section 115-281(3)(a)(2) can be met.

Since the rezoning is for light industrial, this use would likely fall under Manufacturing and Industrial Uses, which in FF are required to meet [Sec. 115-281\(3\)d.](#):

Any manufacturing or industrial structure which is erected, altered or moved into the floodfringe shall have the lowest floor elevated to or above the flood protection elevation *or be in compliance with the other floodproofing measures in section 115-223(e).* (emphasis added)

This rezoning would not be subject to design review, because it is light industrial and not on a major street. The applicant did attach a drawing of the structure; the image does not appear to show floodproofing measures, though. It would likely not have an impact on any trees, but would increase impermeable surfaces because the lot is currently vacant.

**Recommendation of Other Boards and Commissions**

None

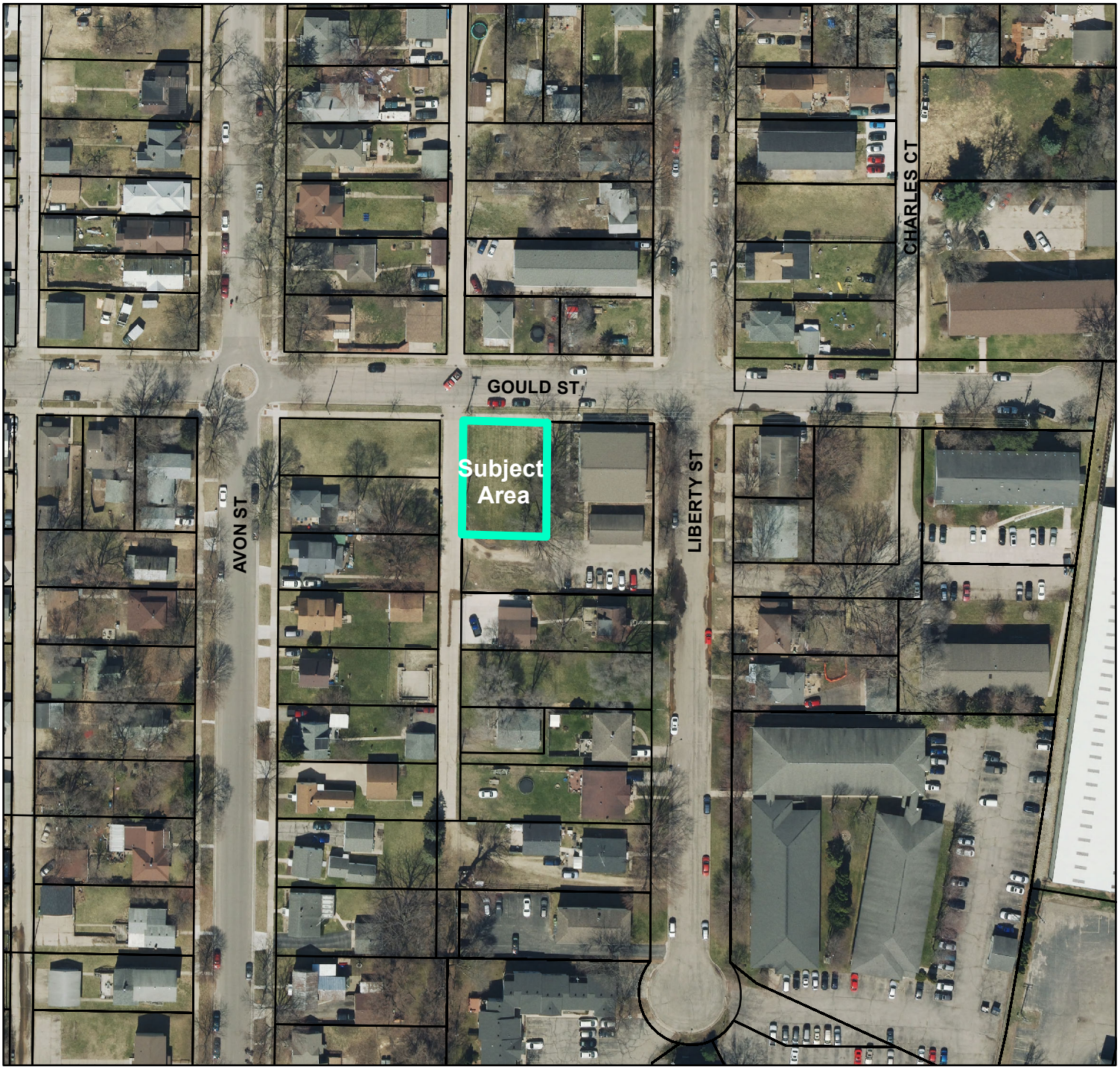
**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map envisions this area as low- and medium-density housing, which "includes single- and two-family housing plus carefully integrated townhouses or other housing forms with individual outdoor entrances." Light industrial zoning next to multifamily zoning may not meet Land Use Objective 7 to improve land use compatibility, unless buffering, screening, and improved building design were included (The site drawing does not include those).

**Staff Recommendation**

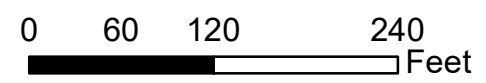
**Denial** – Personal storage and work space doesn't seem like that offensive of a use. However, the Light Industrial District allows a wide variety of uses that could be noxious to nearby residents. The use may not change in the applicant's lifetime, but could change in the future.

**Routing** J&A 5.31.2022



# 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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