

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 4, 2020**

- **AGENDA ITEM – 20-0551 (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 Residence District to the C1 – Local Business allowing a family historical museum and monument at 303 Rose Street.

- **ROUTING:** CPC 5/4/2020; J&A 5/5/2020

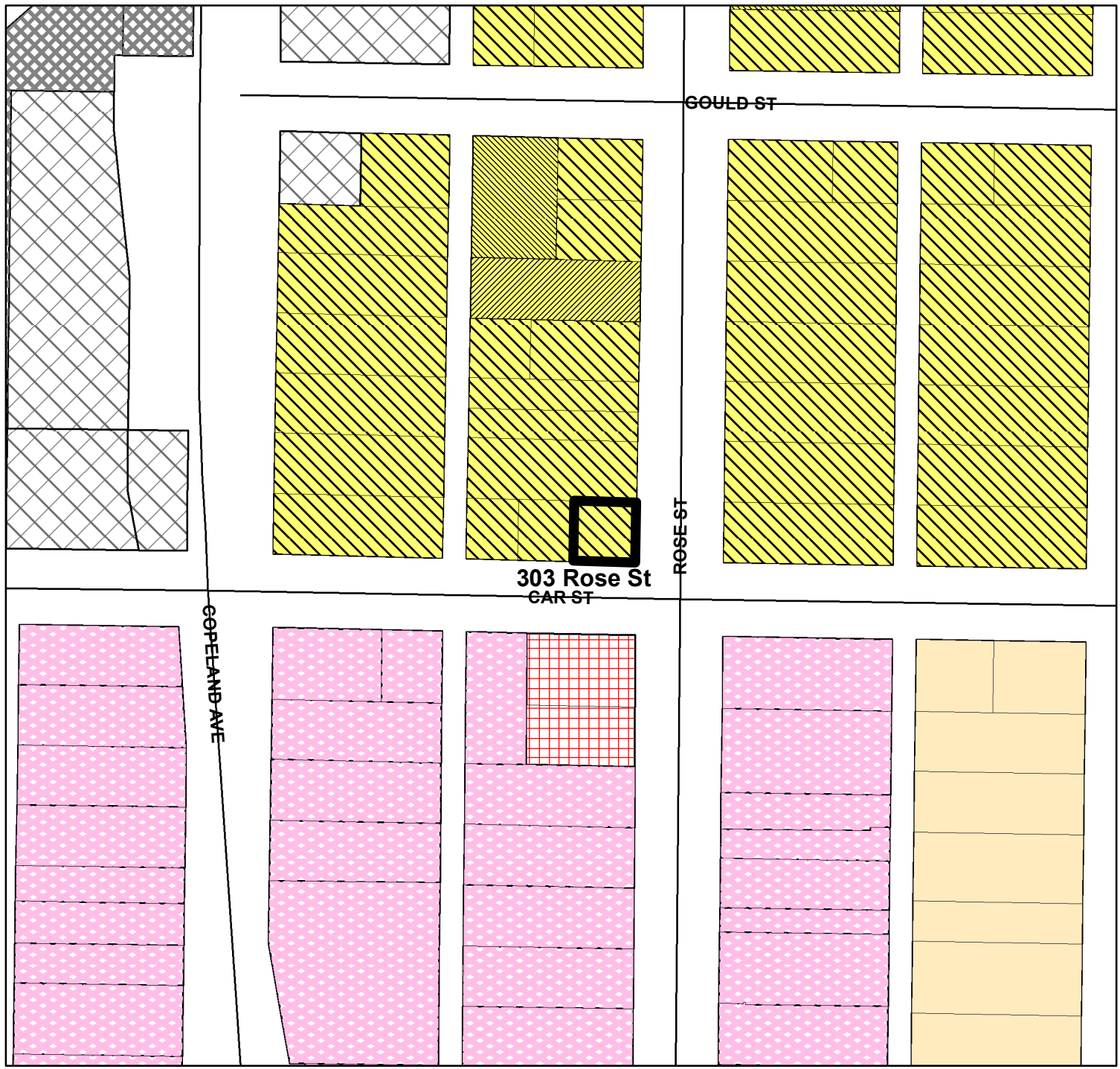
- **BACKGROUND INFORMATION:**
The applicant would like use this 2,570 sq. ft. property for a residence, a gallery to display traditional Southeast Asian bronze drums, and a monument. The proposed use will likely require an addition, which must be built to floodplain zoning code. The house and garage are valued at \$37,500. A substantial improvement would require the building meet commercial design standards, including minimum parking requirements. A monument would have to meet setback requirements and possibly sign standards, if applicable. The property is a corner lot, so on-street parking is available on two sides. Lots on the SW and SE corner of the intersection are zoned C2 – Commercial and C1- Local Business, respectively.

- **GENERAL LOCATION:**
Lower North Side and Depot Neighborhood, NW corner of Rose St. and Car St. as depicted in MAP 20-0551.

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

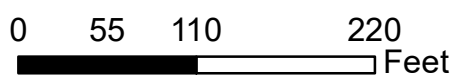
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The Future Land Use Map shows this property as High Intensity Retail, Office, and Housing.

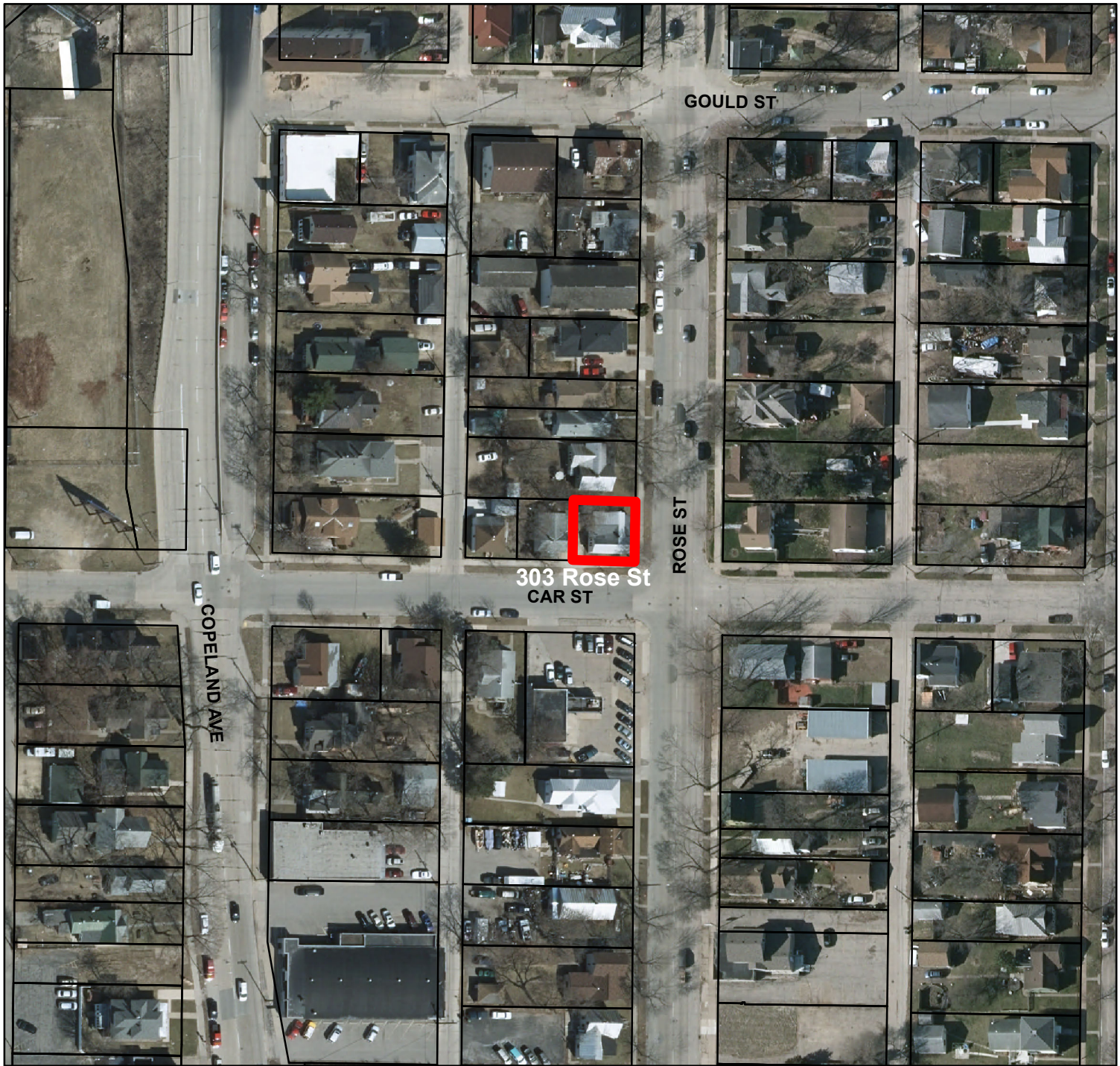
- **PLANNING RECOMMENDATION:**
Approval – a mixed use gallery and residence is consistent with the future land use and adjacent uses. Building renovations have the potential to improve the property value and create a unique cultural site in the city.


























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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