

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

➤ **AGENDA ITEM – 21-1406 (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 Commercial District to the Single-Family Residence District allowing for the construction of a garage and privacy fence at 3441 Mormon Coulee Rd.

➤ **ROUTING:** J&A 11.2.21

➤ **BACKGROUND INFORMATION:**

This 7,400 sq. ft. parcel contains a single dwelling unit, a legally nonconforming use. The applicant’s intent is to build a fence and garage prohibited by the current zoning. In non-residential zones, fences “shall be of an *open type* similar to woven wire, chain-link or wrought iron fencing... Solid vinyl or composite fences are *only* allowed on property lines abutting a residential property... (emphasis added)” according to Sec. 115-398(d). The applicant states the rezoning would allow for a better-looking fence.

Regulations for garages focus on residential zoning districts, except for a condition use to allow them in commercial districts in Sec. 115-358. These regulations would not allow a garage at this site because there is no alley access. Rezoning the parcel would mean the house and proposed garage and fence would be in conformance with Single-Family Residence District.

➤ **GENERAL LOCATION:**

District 11, on the northeast side of Mormon Coulee Rd between Ward Ave. and 21<sup>st</sup> Place as depicted in Map 21-1406. Adjacent uses include a restaurant, sports bar, optometrist office, and insurance sales office. There are single dwelling units about a block away on 21<sup>st</sup> Place. There are five commercial properties on the block with garages.

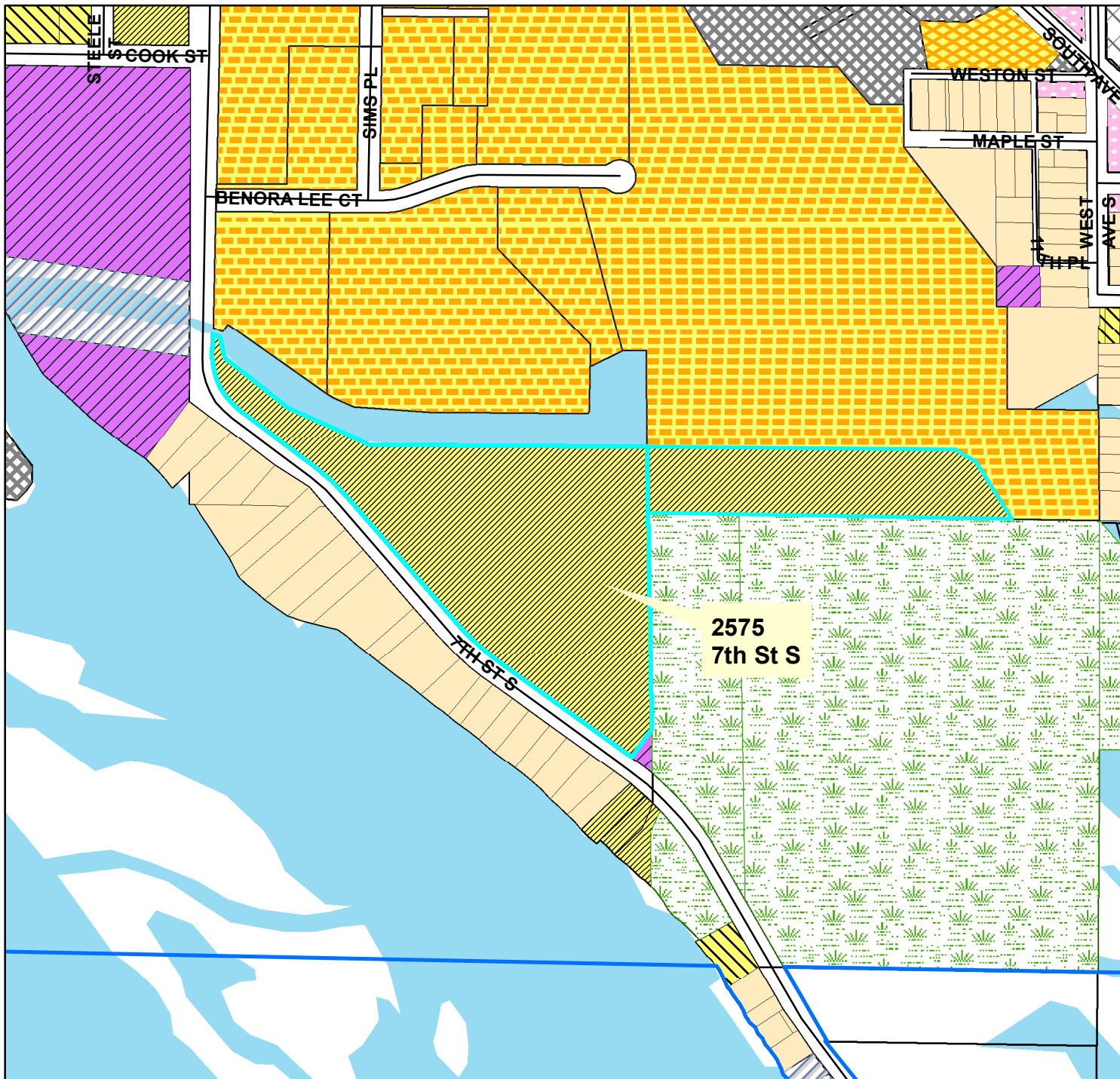
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows this parcel as Commercial, “areas dominated by existing commercial uses...” This rezoning may have an impact on land use objectives to enhance commercial corridors and stem property deterioration.

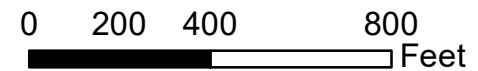
➤ **PLANNING RECOMMENDATION:**

**Approval** – this rezoning would not change the dominance of commercial uses in the area, and the fence and garage may improve the appearance, and make it safe, attractive, and comfortable place to live. If the applicant does not receive approval, he could still install an “open-type” fence and put his cars in storage elsewhere while he’s out of the state.



# 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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