

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 3, 2017**

➤ **AGENDA ITEM – 17-0711 (Tim Acklin)**

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 Local Business District allowing expansion of building to provide for larger storage area and walk-in cooler at 901 7th St. S.

➤ **ROUTING:** J&A Committee, Public Hearing 7/3/17 6 p.m.

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC17-0711** from the R2-Residence District to the C1-Local Business District to allow for an addition to the existing commercial building. (Recovery Room) The applicant would like to construct an addition onto the south side of 901 7th Street S in order to provide a new walk-in cooler and additional storage space for the business. The addition would take a portion of their outdoor patio. Plans for the proposed expansion are attached as part of the Legislation.

Currently the property is non-conforming for two reasons. First, there are two primary buildings on one lot. One building includes the business on the ground floor and a second-story apartment. The other building is a duplex. Second, the property is zoned R2-Residence. In this zoning the duplex is permitted but the building with the business and upstairs apartment is not. Rezoning the property to C1-Local Business would make the building with the business and apartment permitted, but not the duplex.

➤ **GENERAL LOCATION:**

901 7th Street S. (Southeast corner of 7th St S & Mississippi Street)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This property is designated as Traditional Neighborhood Development in the Comprehensive Plan which includes a variety of housing unit types and densities, along with small scale retail and service businesses. While C1-Local Business is not listed as a

corresponding zoning district the current and proposed use is consistent with the description of TND.
























➤ **PLANNING RECOMMENDATION:**


Staff is in support of this rezoning in order to allow for a staple neighborhood business to expand and grow. The proposed addition is small in size and will have to go through the City's Design Review process to ensure that it fits in with the architectural style of the existing building and the character of the neighborhood. Staff is aware that rezoning this property now makes the duplex less conforming and will impede any future improvements that may be planned. Staff strongly cautions future decision makers against repeatedly rezoning the parcel back and forth between zoning in order to allow for future improvements.

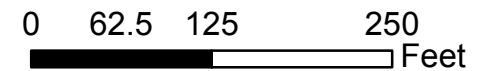
This item is recommended for approval.

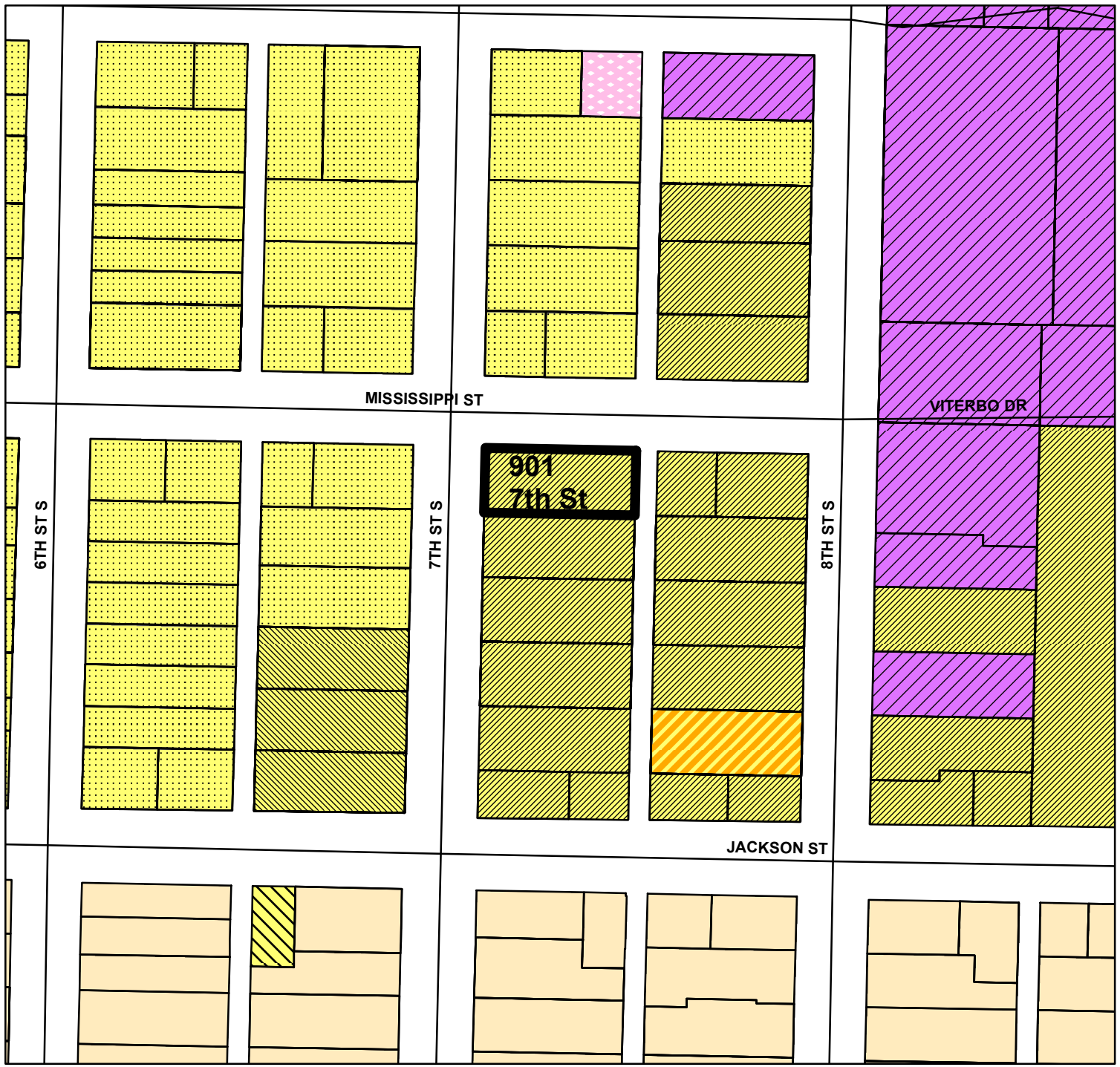


BASIC ZONING DISTRICTS

	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
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	SUBJECT PROPERTY







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