

Agenda Item 25-0506: (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single-Family Residence District to the Local Business District, allowing for an addition to be built onto the tavern at 1017 & 1019 10th St. S.

General Location

District 8, Powell Pougé Hamilton Neighborhood, half a block south of Jackson St on 10th St S as depicted in Map 25-0506. Adjacent land uses include a pub, and single- and multi-unit residences.

Background Information

The applicant intends to add to the building to increase the tavern's capacity from 40 to up to 80 people. The tavern is a legal nonconforming use, meaning the use was in place before it was zoned residential. However, the owner would not be allowed to expand the use under the current zoning, so it must be rezoned. Rezoning has the potential to increase the property's value and create jobs. The upper-floor apartment would remain. The tavern is mostly neighborhood-oriented and is served by several on-street angled parking spots. It primarily serves alcohol but does sell some snacks and pizza.

Recommendation of Other Boards and Commissions

The addition will require design review.

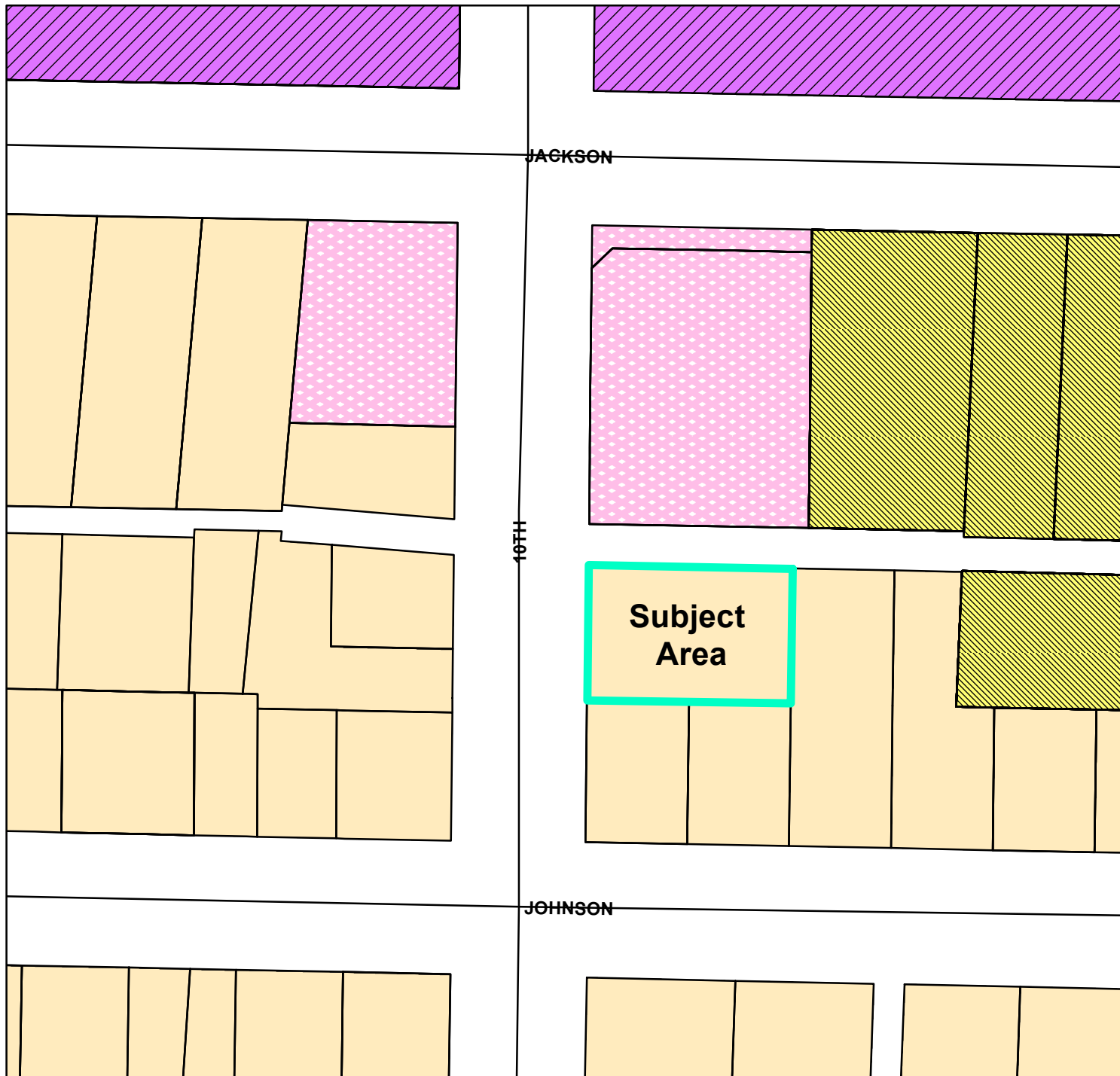
Consistency with Adopted Comprehensive Plan

Neighborhood commercial and low-intensity mixed use is a desirable use in this neighborhood.

Staff Recommendation

Approval – This use is consistent with the comprehensive plan. The addition would allow the tavern to serve more group gatherings and improve restroom accessibility.

Routing J&A 6.3.25



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

