

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 1, 2020**

➤ **AGENDA ITEM – 20-0638 (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 Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing addition to building at 1514-1516 Market Street.

➤ **ROUTING:** CPC 6/1/2020; J&A 6/2/2020

➤ **BACKGROUND INFORMATION:**

The applicant is requesting to transfer the parcel depicted on attached **MAP PC20-0638** from the TND-General District to the TND-Specific District in order to construct an addition to the existing neighborhood commercial building.

In September 2015 the applicant applied, and was approved, for a Conditional Use Permit (CUP) to utilize an existing neighborhood commercial building for an art store and specialty gift store on a lot that was zoned R1-Single Family. The applicant had purchased it from the previous owner who also had a retail business at this location. This type of CUP allows for only very specific commercial and retail uses.

For the December 2016 Council cycle the applicant submitted a petition to rezone the property to Traditional Neighborhood Development-General in order to construct a 961sqft addition to the existing building. They were approached by individuals looking to have a coffee shop/deli at this location. At the request of the Council Member of the district at that time a public informational meeting was held for all the property owners within 200ft prior to Council action to gather input. During that process the only concern that was raised was if there was adequate parking. The Council approved it at their January 2017 meeting. Afterwards the coffee shop/deli business fell through and the applicant had decided to hold off constructing the addition.

The applicant would like to now move forward with constructing the addition and have designed the interior to be used as additional work and retail space for their business while also leaving the possibility that a future tenant may lease the space for a future use. The applicant has requested in their application that any commercial uses that are permitted under Section 115-347(6), which was their original CUP approval, be allowed at this location without additional approval.

The addition will be approximately 1,000sqft and was architecturally designed to complement the existing building and surrounding neighborhood. Plans have gone

through the City's Commercial Design Review Process earlier this year. Plans are attached to this legislation.

The tenant is requesting the following exemptions:

- 1) Required 5ft setback of parking lots from property lines.
- 2) Required off-street parking.

➤ **GENERAL LOCATION:**

1514-1516 Market Street.

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

See Background Information.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed rezoning is consistent with the Future Land Use Map in the Comprehensive Plan. This area is depicted as Low/Medium Density Housing. This category includes Traditional Neighborhood Development District zoning and mixed use developments. Mixed use development includes neighborhood commercial.

➤ **PLANNING RECOMMENDATION:**

Staff does not feel that that expanding this property for additional commercial use will not have a detrimental impact on the surrounding neighborhood as commercial has existed at this location for a very long time. Additionally, Ranison Ice Cream & Candy is located less than a block away making this area an attractive neighborhood commercial node. At this time no issues or concerns have been raised by the neighbors. Staff also has no issues or concerns with the uses requested by the applicant to be permitted without any additional approval as they are consistent with the uses that are listed under the City's CUP for neighborhood commercial.

The applicant has requested the following exemptions:

- 1) Required off-street parking. The applicant would be unable to meet this requirement without having to pave over the entire back yard which would be undesirable to the neighborhood and not a characteristic of a neighborhood business. The applicant stated that they will pave the existing gravel area off of the alley for 5 parking spaces, which includes a handicapped space. The applicant also states that most of their current business is either by foot or bicycle and they intend to add several bicycle racks outside along Market Street. This property has historically been used as a commercial property with little to no parking. Staff has no concerns with this request.
- 2) Required 5ft setback of parking lots from property lines. In order for the applicant to pave the gravel area off of the alley for 5 spaces the required dimensions will

reduce the setback to a few feet on either side. There are currently gravel parking areas on either side of this parcel. Staff feels that the reduced setback will not negatively affect the adjacent properties and will actually improve the aesthetic of this part of the alley. The parking area is also designed to have storm runoff treated in an on-site system.

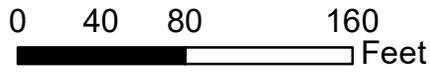
Staff recommends approval of this item and plans submitted with the following:

- 1) Approval of the requested waivers.**
- 2) Approval of the commercial uses stated in their petition without any additional approval by the Common Council. These uses are under Section 115-347(6) of the Municipal Code and are:**
 - Ice cream and candy/confectionery store.
 - Non-adult-oriented used bookstore.
 - Barber shops and beauty parlors.
 - Pet grooming establishment.
 - Photography studio.
 - Butcher shop.
 - Bakery.
 - Bike/skate shop.
 - Artisan shop.
 - Repairing/alterations of clothing apparel shop
 - Restaurants, cafes, coffee house, tea room or delicatessens, limited to indoor seating for 25 persons and outdoor seating is limited to 12 customers, drive-ins or drive-through facilities are prohibited.
 - New or used clothing and apparel.
 - Shoe repair.
 - Art gallery, framing, and stationary stores.
 - Florist shop.
 - Antique shop.
 - Neighborhood grocery store.
 - Variety and dry goods store.



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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