

Agenda Item 24-1435 (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 Local Business and Commercial Districts to the Commercial District, allowing for 1133 West George Street to be combined with an adjacent parcel of the same zoning.

General Location

Aldermanic District 1, Logan Northside Neighborhood, on the north side of the intersection of West George Street and George Street as depicted in MAP 24-1435. Adjacent land uses include retail stores, fast food restaurant, and low-density residences.

Background Information

The applicant had a convenient store on the 0.804-acre subject parcel. It purchased the adjacent 2.210-acre parcel at 2622 Rose St. an adjacent, once the site of a 110-room hotel, to build a new convenient store across both parcels. The parcels must be combined for the applicant to build, a process that requires they be zoned the same. 1133 West George St. has multiple zoning districts. The lot combination will allow the applicant plenty of space for driveways and stormwater management.

Recommendation of Other Boards and Commissions.

12/21/2023 – The Common Council approved a Conditional Use Permit for the applicant, allowing for the demolition of the structure at 2622 Rose Street for future development (Resolution 23-1301).

5/9/2024 – After going through design review, the Common Council granted the applicant a waiver from meeting the parking and building setback design standards (Resolution 24-0517).

Consistency with Adopted Comprehensive Plan

Commercial use is a desirable future land use in the Logan Northside Neighborhood. While, the plan recommends mixed-use development along George Street, it doesn't recommend against auto-oriented single-use development on a large lot. The combined parcels will be 3.014 acres which is 0.458 acres larger than the Kwik Trip at 1922 Ward Ave.

Staff Recommendation

Approved—The Common Council approved the demolition at 2622 Rose St. and waivers to the design standards for this development, so the plan for this site should be no surprise. Commercial development is a desirable land use here.

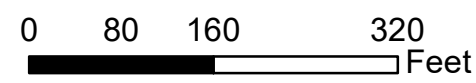
Parcels with multiple zoning districts were an unfortunate outcome of past comprehensive rezoning. Six other parcels along the north side of George Street also have multiple zoning districts. The forthcoming zoning code update will include a review and rezoning of multi-zoned parcels.

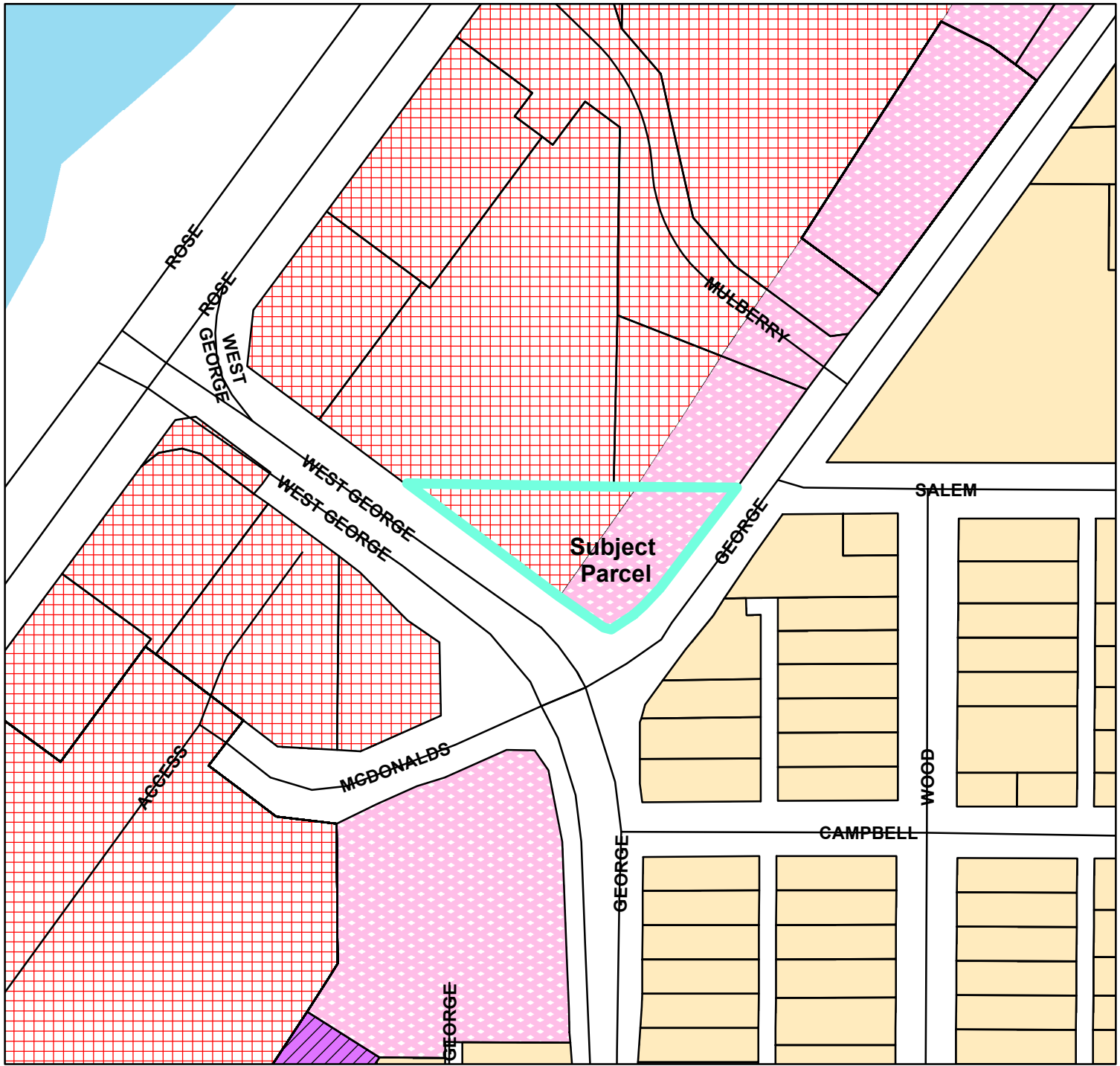
Routing J&A 12.3.2024



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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