

ORDINANCE NO.:5298

AN AMENDED ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Traditional Neighborhood District – General, allowing for construction of a bakery, deli, and coffee shop with a second-story apartment at 1513 Market Street.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by conditionally transferring certain property from the Residence District to the Traditional Neighborhood District – General on the Master Zoning Map, to-wit:

Tax Parcel 17-30172-30; 1513 Market St

SECTION II: This rezoning is conditioned upon the following conditions precedent being completed within ninety (90) calendar days of publication of this ordinance:

(1) That a restrictive covenant be placed on the property and recorded with the La Crosse County Register of Deeds providing that the property shall only be used for the following:

- (a) Commercial uses of bakery, deli, and/or coffee shop; and
- (b) Single family residential use.

(2) That the restrictive covenant also contains the following provisions:

- (a) This deed restriction may not be amended or removed without a written document signed and approved by the City of La Crosse. The ability to enforce this deed restriction is granted to the City of La Crosse and any aggrieved neighboring property owner.
- (b) This deed restriction shall run with the land and shall be binding and enforceable against the declarant, and any and all heirs, successors, agents, and assigns.

SECTION III: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III IV: This ordinance shall take effect and be in force from and after its passage and publication.

/s/
Mitch Reynolds, Mayor

/s/
Nikki M. Elsen, City Clerk

Passed: 7/11/2024
Approved: 7/12/2024
Published: 7/20/2024