#### CITY OF LA CROSSE, WISCONSIN CITY PLAN COMMISSION REPORT April 3, 2017

### AGENDA ITEM – 17-0294 (Andrea Schnick)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Multi-Family District allowing construction of a multi-family development on the vacant property at Charles and Kane Streets.

**ROUTING:** J&A Committee, Public Hearing 4/4/17 7:30 p.m.

#### **BACKGROUND INFORMATION:**

The applicant would like to build a 32-unit, 2-story apartment building with 8 2bedroom units and 24 1-bedroom units along with 26 detached garages. The current R-1 zoning would not allow a multi-family project. The adjacent properties to the north are currently zoned R-5.

Along with the vacation of Wall Street in 2011 these parcels were rezoned to R1-Single Family and platted for single family lots in 2012. This project never moved forward.

#### **GENERAL LOCATION:**

Triangular land bordered by railroad tracks, Wall Street and Charles Street. See attached **MAP PC 17-0294**.

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

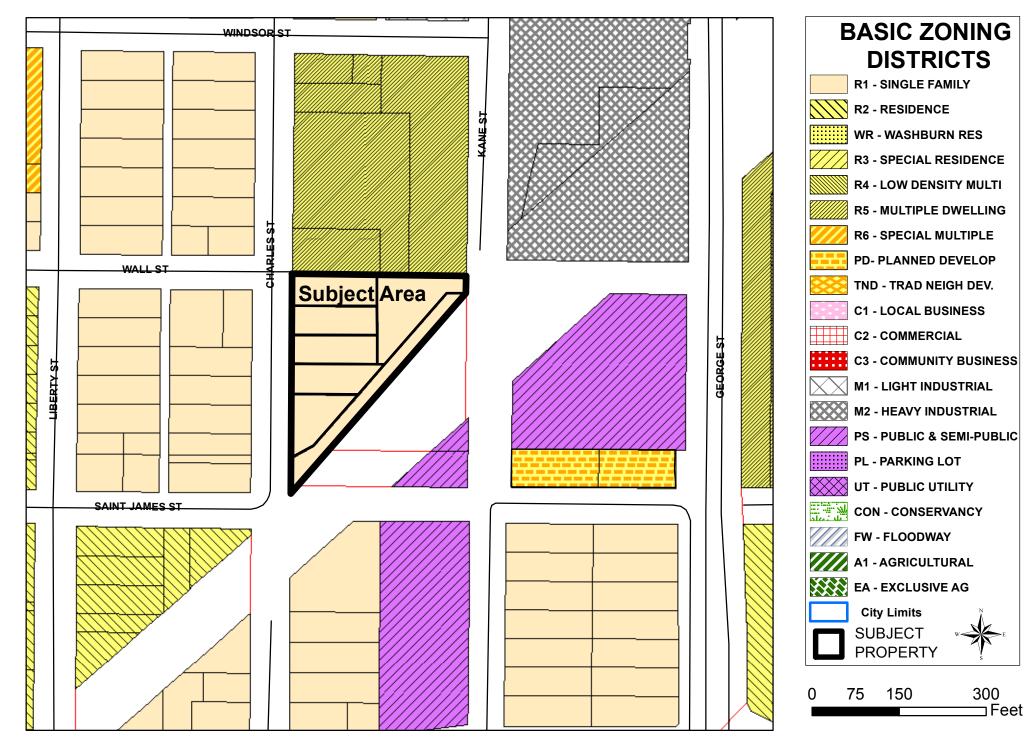
N/A

#### **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

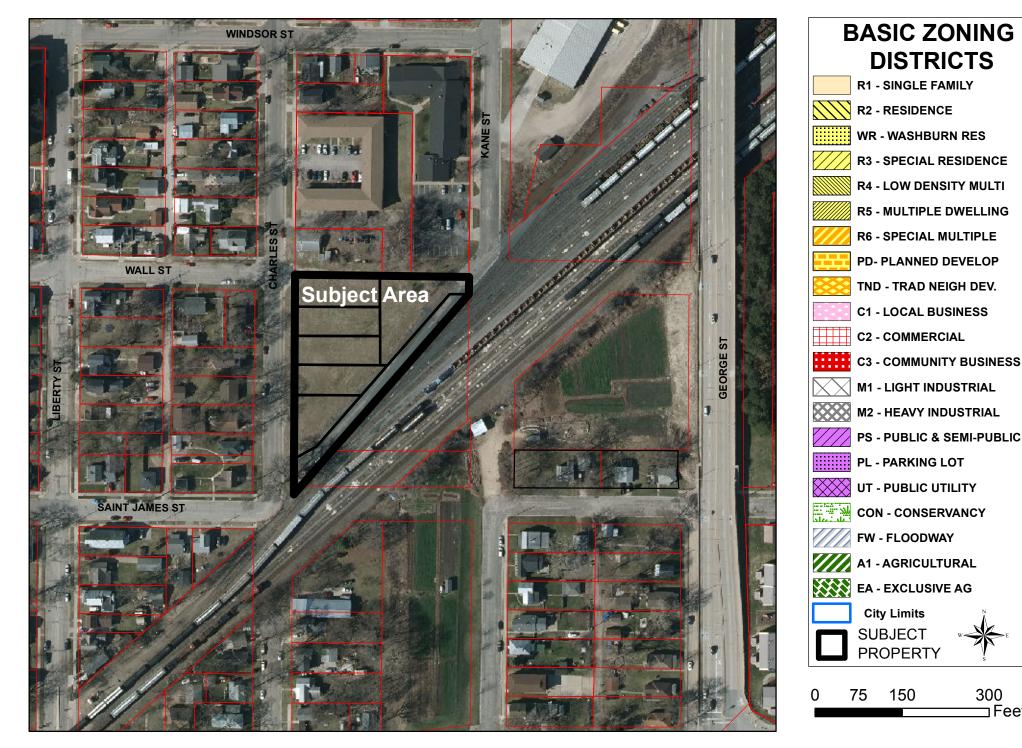
The Future Land Use Plan calls for High Intensity Retail, Office or Housing. This is application is consistent with the Comprehensive Plan.

#### > <u>PLANNING RECOMMENDATION:</u>

**Planning staff recommends approval of this ordinance amendment** based on the consistency with the Comprehensive Plan and zoning of the adjacent properties.



## PC17-0294



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