

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

➤ **AGENDA ITEM – 20-0450 (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 Local Business District to the Multi-Family District allowing multi-family development at 207-213 Rose Street.

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

➤ **BACKGROUND INFORMATION:**

These parcels are currently single-family residential (rental units) dwellings zoned C-1. The prospective owner/developer would like to rezone for multi-family development. The properties are located on a block with a mix of residential and commercial properties.

The potential developer sent a letter to neighbors on 4/29/2020, with the intent to address their concerns, which is attached to this legislation. At the direction of the 5/13/2020 Council meeting, they also reached out to the objecting neighbors and attempting a meeting with them.

A front elevation from the architect is attached to the legislation.

Due to the neighborhood objections, approval of this would require a $\frac{3}{4}$ majority vote.

➤ **GENERAL LOCATION:**

207 Rose Street and 213 Rose Street. These parcels are in the Lower Northside and Depot Neighborhood Association. These parcels are also included in the proposed Monitor Street Neighborhood Center Overlay District.

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

This item was referred at the 4/9/2020 and 5/14/2020 Council meetings.

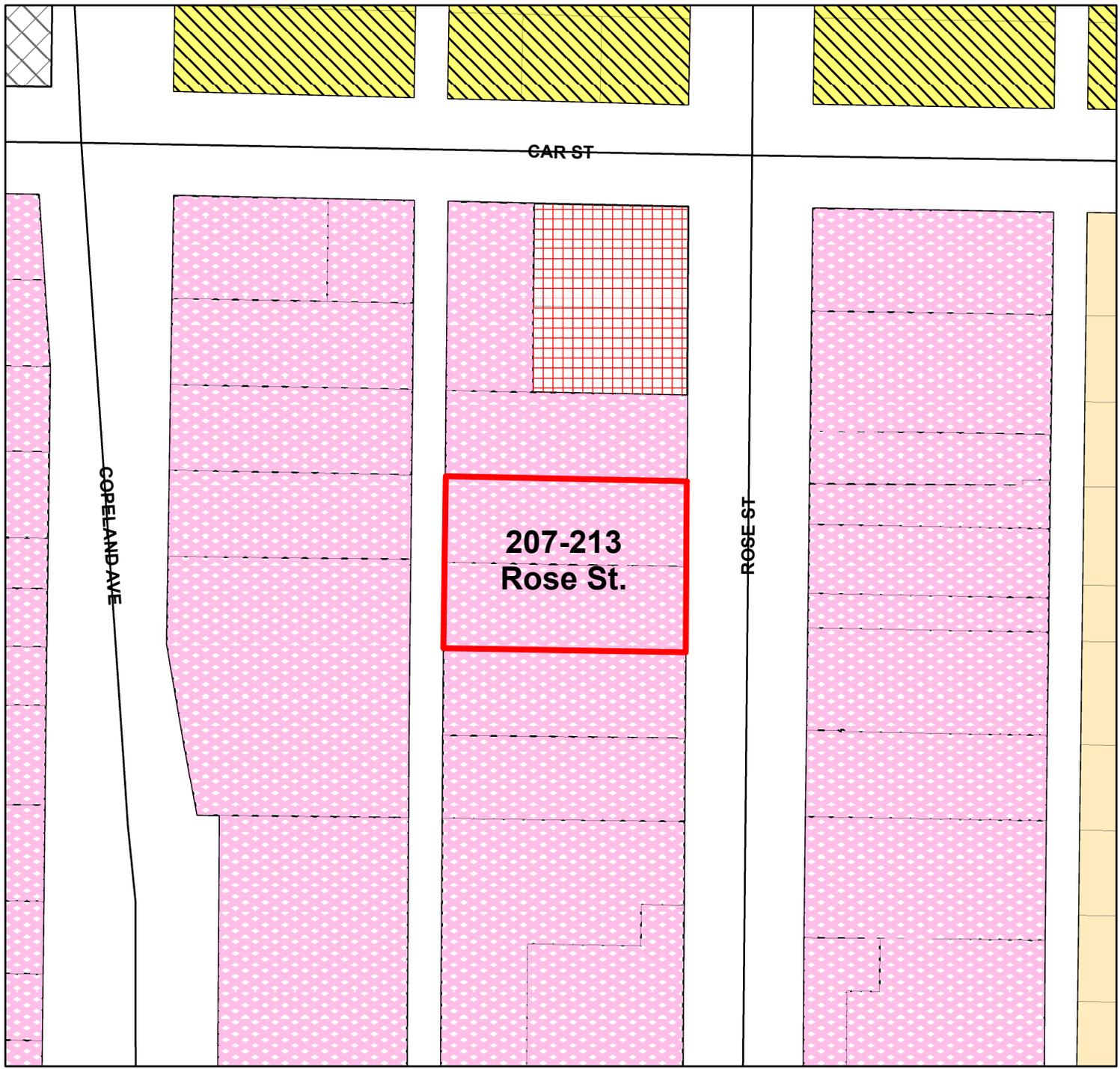
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Future Land Use is High Intensity Retail, Office and Housing. An increase in density here would be consistent with the Comprehensive Plan. This category is similar to the Medium Intensity Retail, Office and Housing category except that the density and intensity of land development are expected to be greater. The density of housing in this

category is expected to be greater than 10 housing units per net acre. It allows for mixed- and multiple-land uses, with major consideration given to creating attractive pedestrian spaces and streetscapes, and shared or public open spaces.

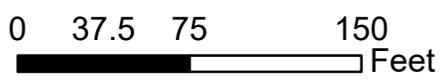
➤ **PLANNING RECOMMENDATION:**

Planning Staff recommend approval.



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

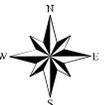


PC20-0450



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