

Agenda Item 22-1467 (Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Special Multiple Dwelling District allowing for commercial and multi-family use including a walking and biking trail and a canoe and kayak boat landing at a portion of 3102 Chestnut Place.

General Location

Council District 1. Not in a neighborhood association. West of Highway 16 and south of 157.

Background Information

This area, which was previously undeveloped has seen significant development over the past several years. Current commercial neighbors include Pizza Ranch to the east, Kwik Trip's child care facility to the north, and a dental office and chiropractor office to the north east. The site is 5.1 acres.

There is a mix of commercial and residential in the area with commercial nearby and residential on the east side of Highway 16.

The application is contingent on the sale of the property.

The developer understands the requirements for development given the environmental conditions.

Recommendation of Other Boards and Commissions

None

Consistency with Adopted Comprehensive Plan

The future land use map indicates this site to be HIR - High Intensity Retail, Office or Housing. This proposal is consistent with the Plan.

Staff Recommendation

The Certified Survey Map would need to be completed prior to the rezoning. The reason for this is that if it is not, there would be two separate zonings on the same parcel which is something to be avoided.

Planning staff recommend approval of the application.

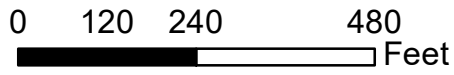
Routing J&A 1.3.2023

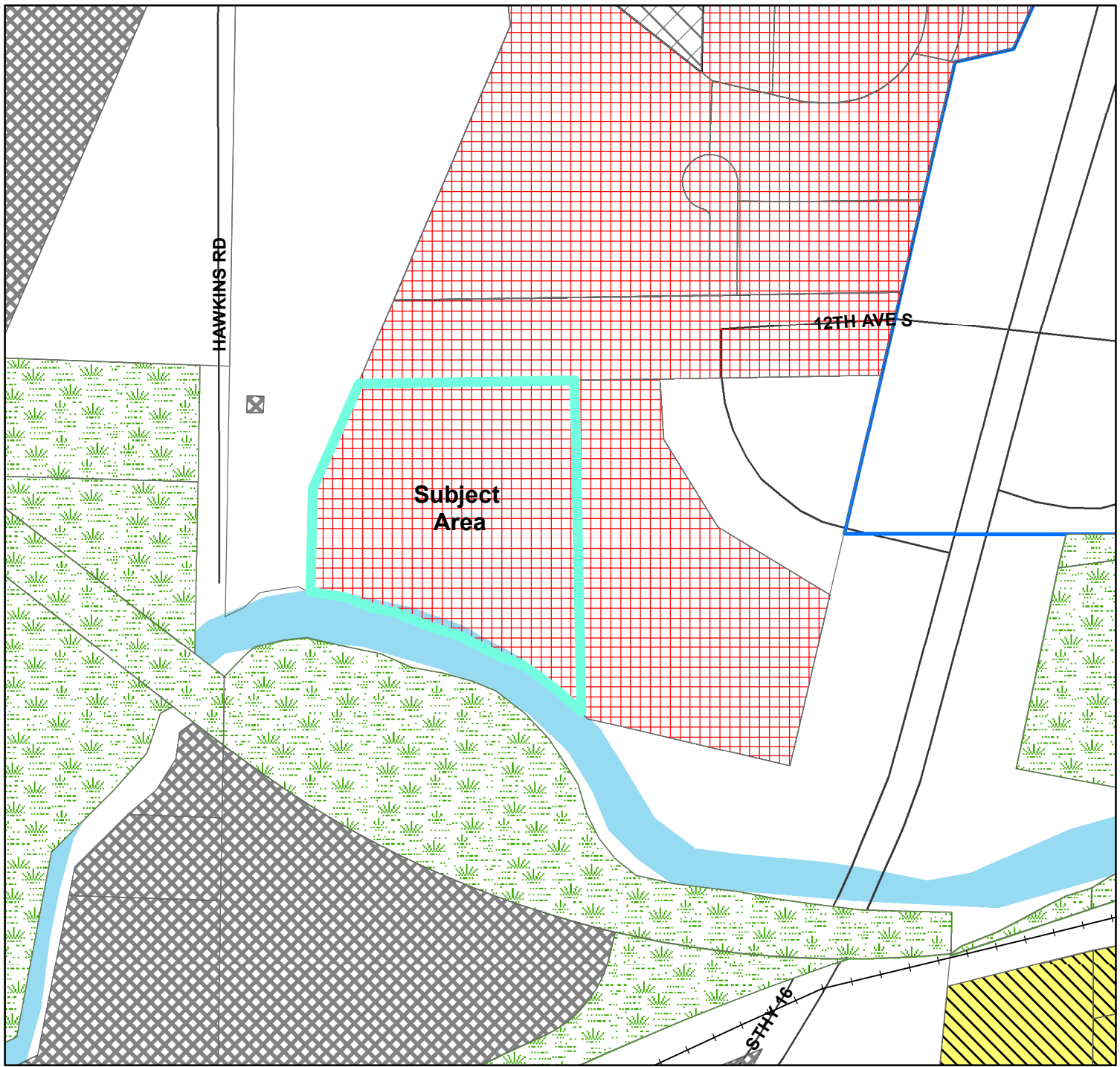


BASIC ZONING DISTRICTS

	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







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

