

Agenda Item 22-0495 (Tim)

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 Multiple Dwelling District allowing for a top and bottom floor residential rental at 1001 Rose St.

General Location

Council District 2, Lower North Side & Depot Neighborhood. The parcel is located on the NW corner of Rose Street and Wall Street as depicted in attached **MAP PC22-0542**. Adjacent uses are single- and multi-unit residential, all zoned R5-Multiple Dwelling, a school, and a residential property zoned Local Business.

Background Information

The applicant is requesting to rezone the property from C1-Local Business to R5-Multiple Dwelling in order to allow for the property to be used as a residential duplex. Currently, the upper floor is used a residential unit and the ground floor is used for a commercial/retail space. The applicant states that it has been difficult to lease out the commercial space and wants to convert it to a residential unit.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

The Future Land Use Map depicts this parcel as High Intensity Retail, Office or Housing which expects a density of 10 housing units per acre or more. At two units on a .101 acre parcel the density per acre on this parcel is 19.8 housing units which would make this zoning and development consistent with the Comprehensive Plan.

Staff Recommendation

Staff has no concerns with the rezoning of this property to R5-Multiple Dwelling so that it can be used as a duplex. Staff recommended this zoning district so that it would be consistent with the surrounding zoning and allow for the future combination of lots for larger developments should the opportunity present itself. **This item is recommended for approval.**

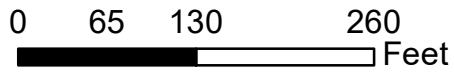
Routing J&A 5.31.22

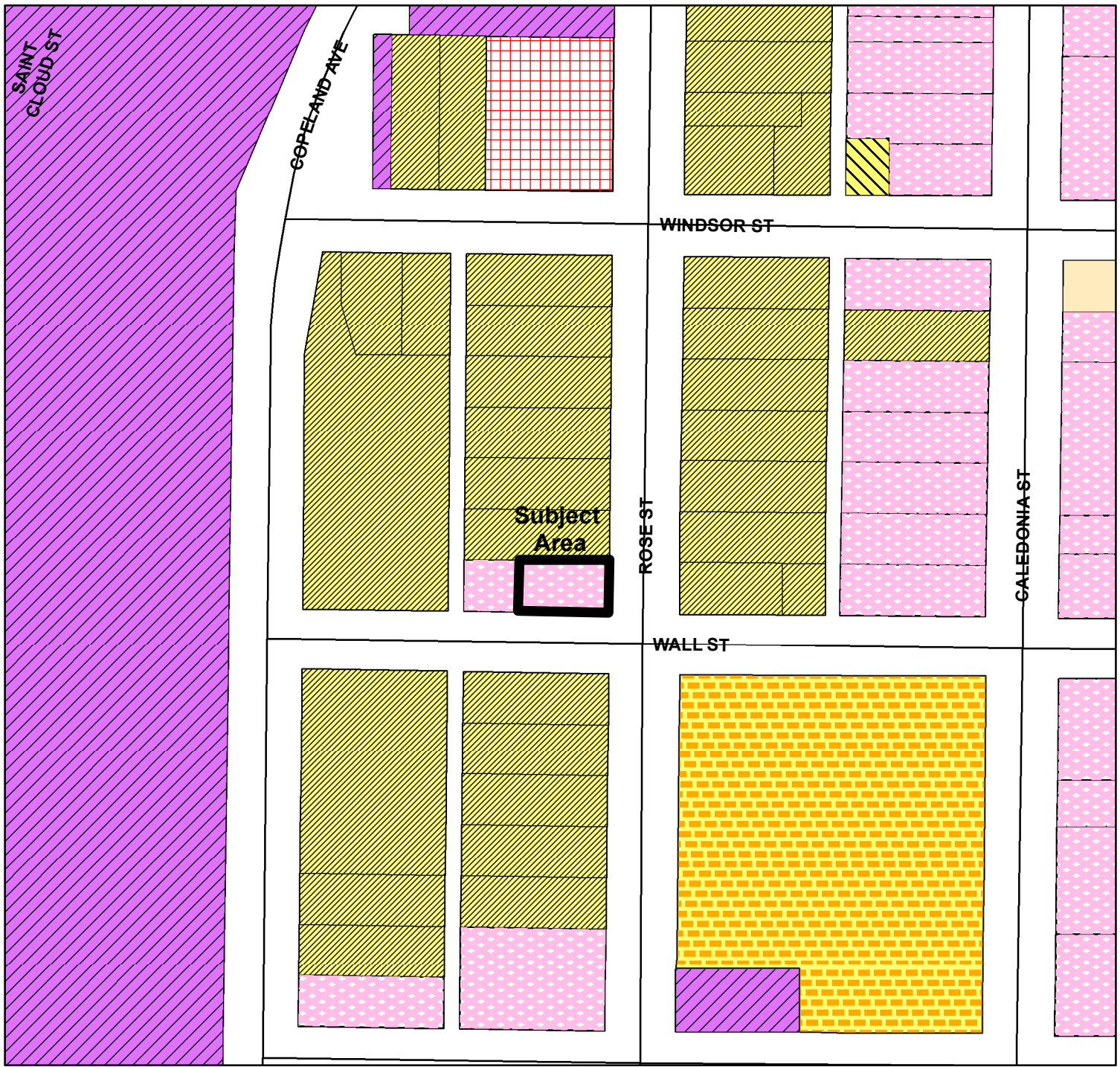


BASIC ZONING DISTRICTS

	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
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