

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 31, 2017**

➤ **AGENDA ITEM – 17-0916 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Multiple Dwelling District allowing for a new development consisting of five townhomes at 1300 State Road 16.

➤ **ROUTING:** J&A, Public Hearing 7/31/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached MAP PC17-0917 from the C2-Commercial District to the R5-Multiple Dwelling District in order for the applicant to construct five (5) townhomes. The existing parcel is zoned both C2-Commercial and A1- Agricultural. The applicant is proposing to split off a portion of the parcel that is zoned C2-Commercial along Sunset Ct to create a new parcel for the townhomes. Each townhome will have 2 bedrooms and a tuck under garage that will provide two parking spaces. The townhomes are initially intended to be rental properties but are being constructed to Building Code that would allow them to be converted to owner-occupied in the future is desired.

This project will be required to go through the City's design review process and has already had a preliminary review with the committee.

➤ **GENERAL LOCATION:**

1300 State Rd 16. (Along Sunset Ct next to Sunset Condominiums.)

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

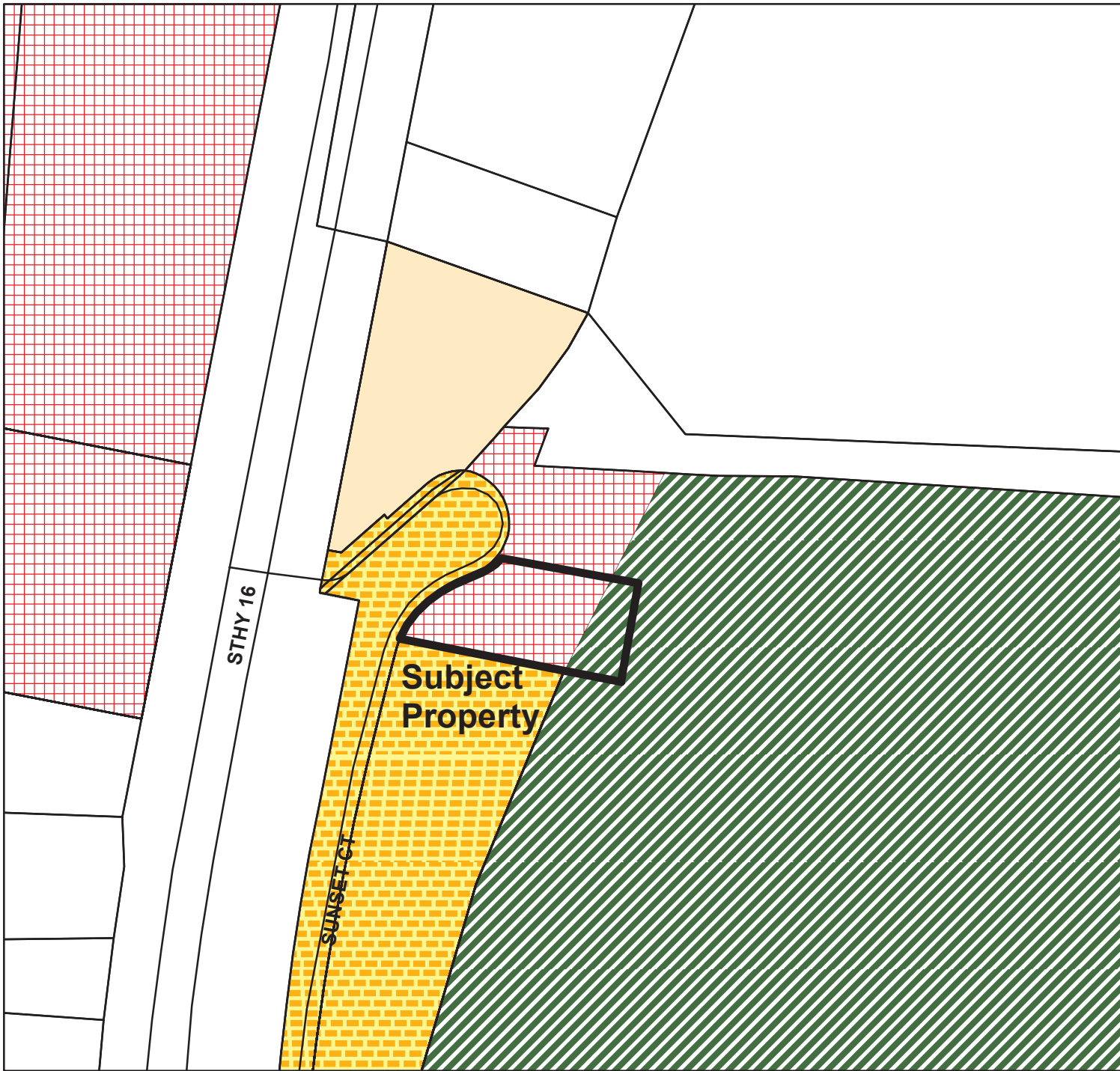
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed parcel is depicted as High Intensity Retail, Office or Housing on the Future Land Use Map which requires a density of 10 units per acre. 5 units on an 18,810sqft parcel meets this requirement and therefore consistent with the Comprehensive Plan.

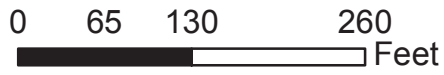
➤ **PLANNING RECOMMENDATION:**

This rezoning is consistent with our comprehensive plan and is compatible with the surrounding use of land which is primarily residential. **This Ordinance is recommended for approval.**


























BASIC ZONING DISTRICTS

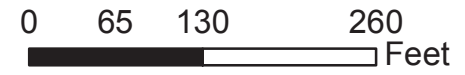
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





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



PC17-0916