

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 29, 2019**

- **AGENDA ITEM – 19-0525 (Jack Zabrowski)**
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 single family home at 1027 Caledonia St.

- **ROUTING:** J&A 4/30/19

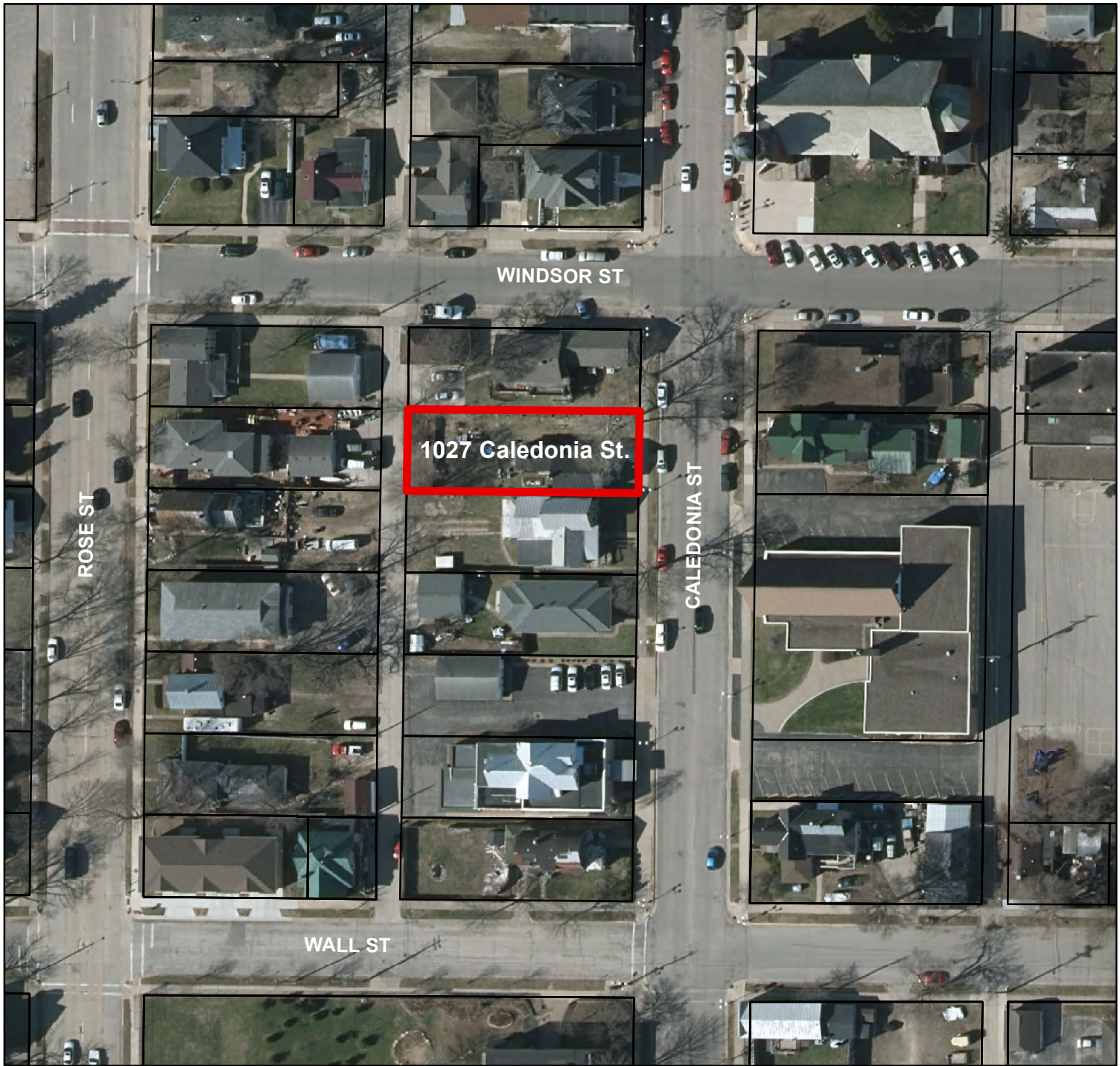
- **BACKGROUND INFORMATION:**
Applicant would like to demolish an existing structure at 1027 Caledonia Street and rebuild a new single family dwelling. The cost to renovate the existing 150 year old structure exceeds the cost to build a new home. This demolition and rebuild would be facilitated by La Crosse County’s Acquisition-Demolition grant program. The applicant hopes that new home construction will “inspire and empower other homeowners in the area.”

- **GENERAL LOCATION:**
1027 Caledonia Street, North La Crosse

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

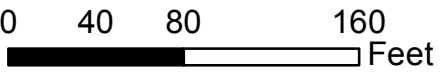
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The Future Land Use map of the Comprehensive Plan depicts the area of interest as Medium Intensity Retail, Office or Housing. The change in zoning from Local Business to Multiple Dwelling would be in agreement with the Comprehensive Plan. The Multiple Dwelling district would allow for future development and increased density if the opportunity was presented.

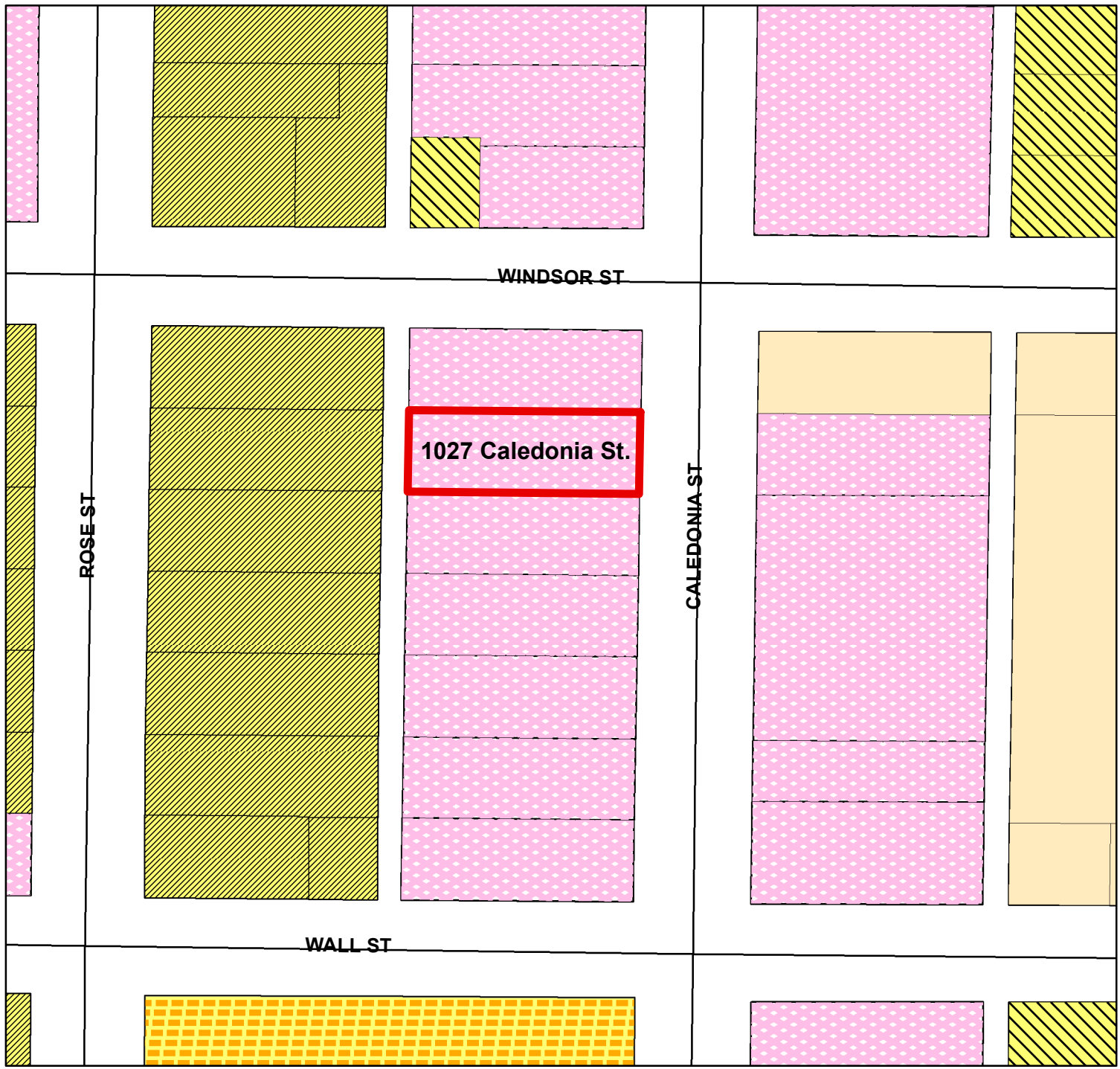
- **PLANNING RECOMMENDATION:**
Planning Department recommends approval of this item given its potential to encourage revitalization and investment in the neighborhood.



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





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