

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
January 5, 2015**

➤ **AGENDA ITEM - 14-1370 (Nathan Patros)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Community Business District to allow property to be used as student housing at 400 4th St. N.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would transfer that property depicted on **MAP PC14-1370**, from the Public/Semi-Public District to the Community Business District (C-3). City Council had conditionally rezoned the subject parcel to 05/08/2014 contingent upon the County's sale of the property by 12/01/2014.

The County has not sold 400 4<sup>th</sup> St. N. therefore; this petition is coming back per the County's request.

The Common Council added CUP Sec. 115-343(17) through legislation # 14-1150. This legislation grants property owners the authority to request the construction of residential units on the ground floor of buildings located in the Community Business District (C-3). which will allow the property owner to apply for a Conditional Use Permit under Sec. 115-343(17) of the Code of Ordinances.

➤ **GENERAL LOCATION:**

La Crosse County Administrative Building

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

N/A

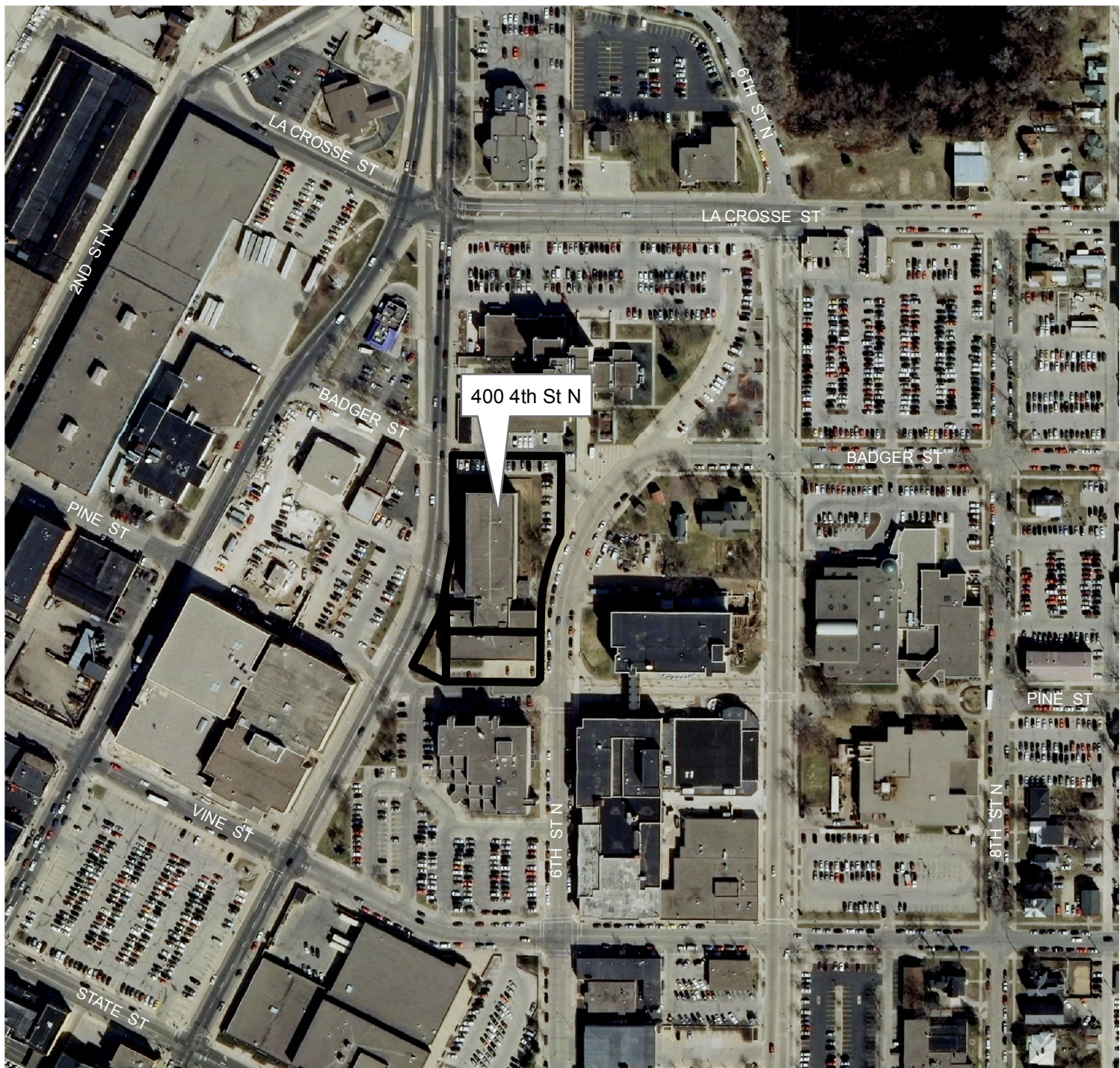
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

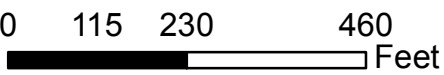
**This Ordinance is recommended to be conditionally rezoned commencing upon the following condition being met by December 31, 2015:**

- a. Sale and transfer of the property to Stizo Development LLC, for the use stipulated in the rezoning application.
- b. The applicant will be required to obtain a Conditional Use Permit per Sec. 115-343(17) of the Code of Ordinances prior to constructing residential units in the C-3 District.

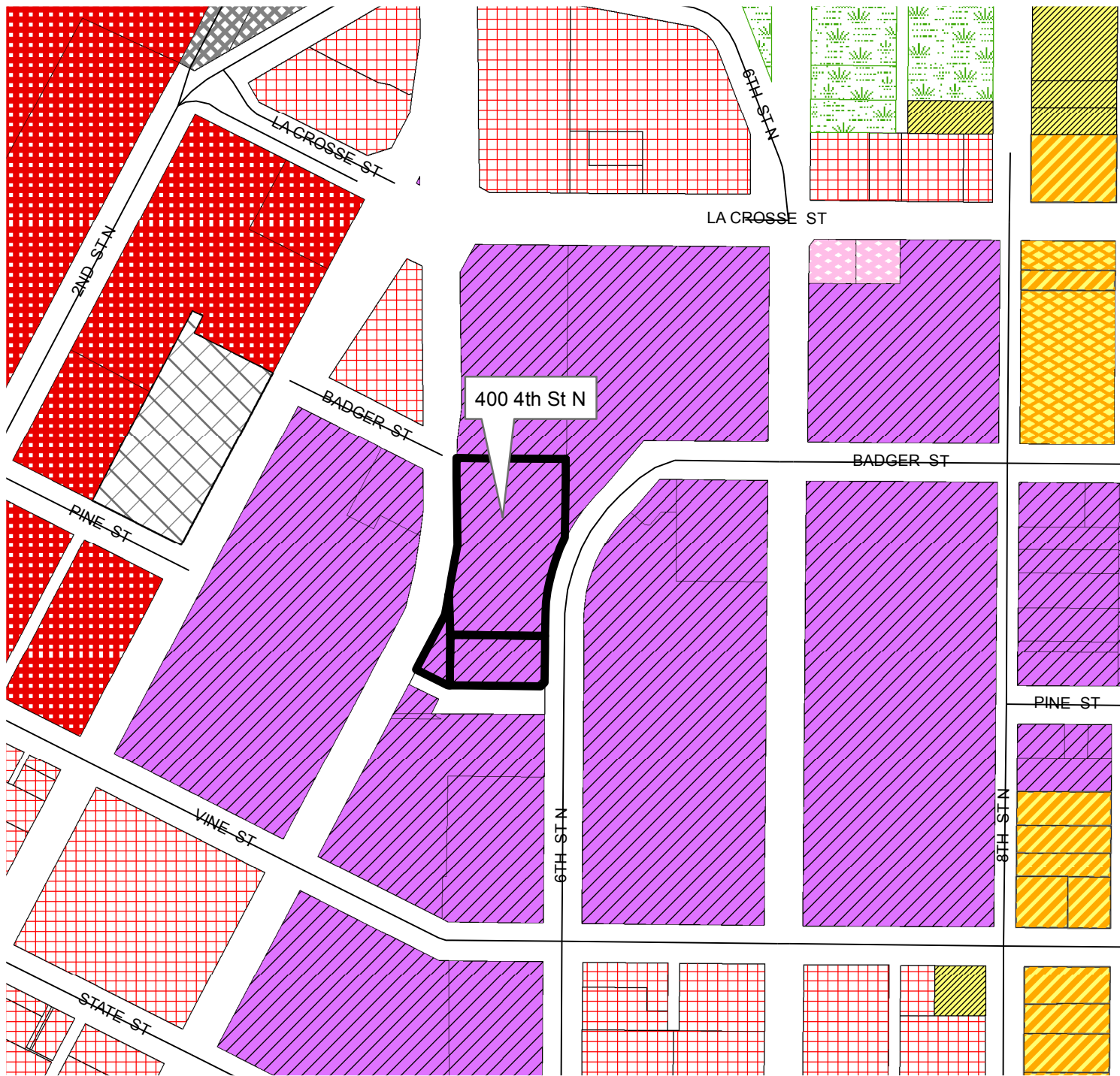


# BASIC ZONING DISTRICTS

-  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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