

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 3, 2014**

➤ **AGENDA ITEM – PC2014-03-03-13**

Resolution approving Certified Survey Map Lot 3 and Part of Lot 4 Block 25 T Burns HS Durand ST Smith & FM Rublees Addition, City of La Crosse, La Crosse County, Wisconsin.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The Subject Certified Survey Map would combine several properties depicted on attached **MAP PC2014-03-03-13**. The three parcels – zoned R5- Multiple Dwelling – include 418 11th Street North and 420 11th Street North (each about .097 acres) and 424 11th Street North is (about .12 acres). The CSM states the combined area to be about .315 acres. A copy of the CSM is attached.

The City's Zoning Code requires any new residential lot to be at least 7,200 square feet (about .165 acres).

➤ **GENERAL LOCATION:**

418 – 424 11th Street North

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The CSM could be consistent with the Comprehensive Plan's Future Land Use Map designation of 'High Intensity Retail, Office, or Housing' assuming a multi-family dwelling unit is built on the combined parcels. It could fall under Land Use Objective 2: Targeted Redevelopment and Objective 7: Improved Land Use Compatibility. However, given its comparable size, it may be inconsistent with Objective 8: Maintain Traditional Urban Character.

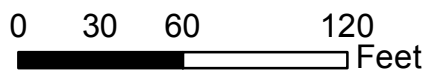
➤ **PLANNING RECOMMENDATION:**

This Resolution is recommended for approval. The combination of these lots would increase the area enough to allow for redevelopment. However, it would be the largest lot on the block by 63%. Combining 418 and 420 would allow for a lot size more in keeping with the rest of the block, but 424 may have been an impediment. While the CSM is large, Planning Staff hopes that multi-family design review will assure its scale is consistent with the surrounding buildings.



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

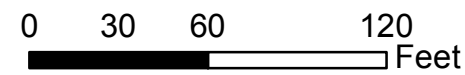


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