

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 28, 2021**

Ø AGENDA ITEM – 21-0859 (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 Residence District to the Multiple Dwelling District allowing for a 19-unit apartment building at 1417 13th St S.

Ø ROUTING: J&A 6.29.2021

Ø BACKGROUND INFORMATION:

The applicant is requesting to rezone the property depicted on attached MAP PC-21-0859 from the R2-Residence District to the R5-Multiple Dwelling District in order to convert the existing building into 19 residential apartments.

The existing building was originally used as a school for the nearby Holy Trinity Church. Its most recent use was for a daycare before it sat vacant for a couple of years. The applicant is proposing to develop the building into 19 residential units that includes a mix of 1- & 2-bedroom units, several of which are design as accessible units or can be adaptable.

The property was recently nominated to the State and National Register of Historic Places which will allow the applicant to utilize State and Federal Historic Tax Credits to rehab and adapt this building.

Plans for the building are attached to the legislation.

Ø GENERAL LOCATION:

1417 13th Street S. Intersections of Park and 13th Streets S and Denton Street and 13th Street S.

Ø RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:

N/A

Ø CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

Neighborhoods and Housing: The Neighborhoods and Housing Element emphasizes infill and rehabilitation of existing units and buildings. Infill development and rehabilitation of existing units and buildings has major impacts on existing neighborhoods.

Economic Development: The Economic Development Element stated that redevelopment of urbanized areas and protection of quality of life features will enhance La Crosse's competitive position in attracting investment. Protection of historic resources is an excellent technique to capitalize on the City's distinctiveness for cultural tourism.















The Future Land Use Map depicts this parcel as Public and Semi-Public. This category includes public and private schools, colleges, and public facilities, such as libraries, fire stations, churches and cemeteries. The proposed zoning district is not consistent with the Comprehensive Plan.

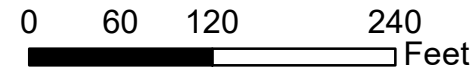
Ø **PLANNING RECOMMENDATION:**

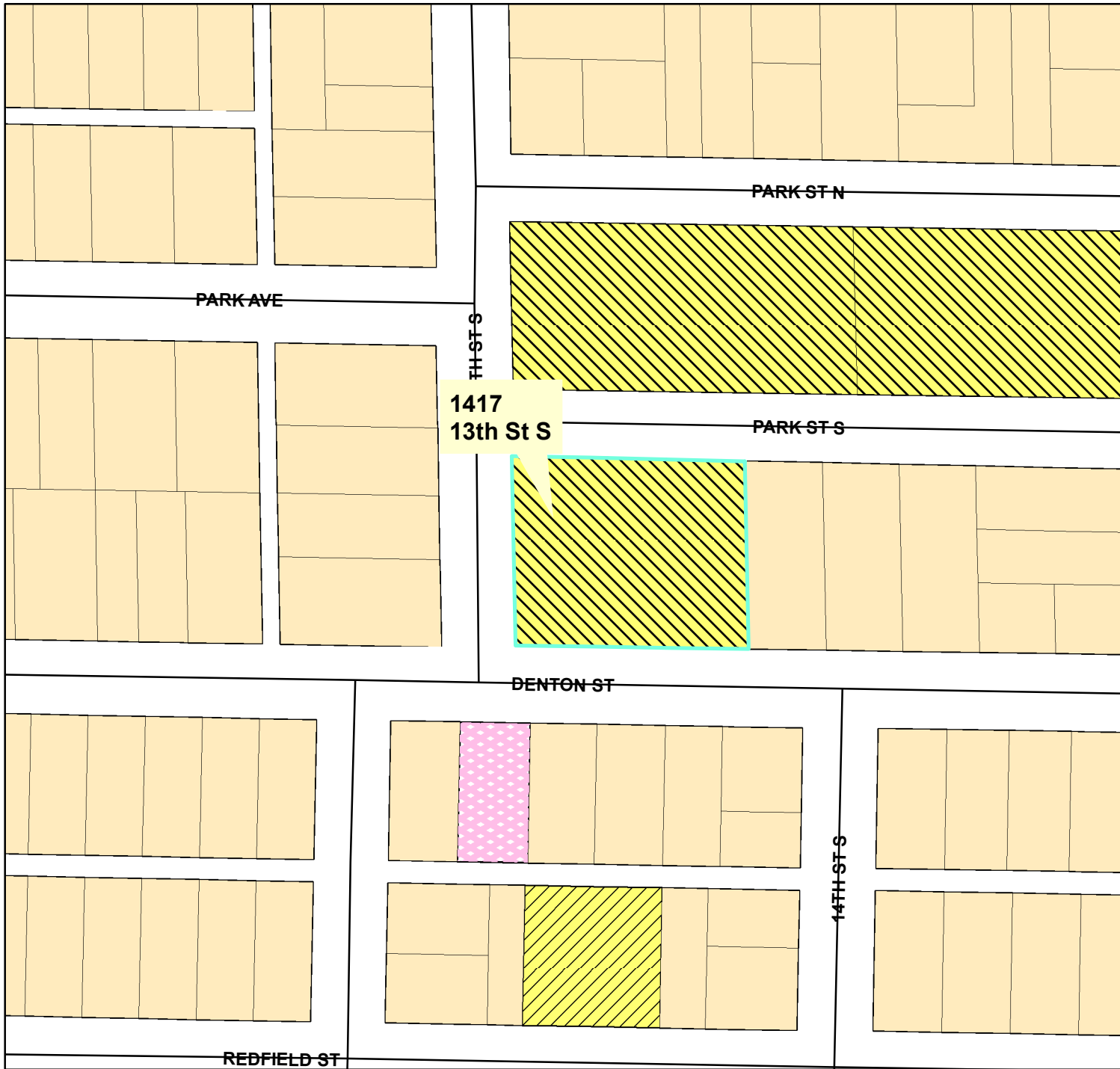
While the proposed rezoning is not consistent with the Future Land Use Map it was determined that this depiction was established when the property was owned by the church. The adaptive reuse of this building is an excellent way to provide additional, quality residential units in an existing building that is on a lot with enough off-street parking, and preserve a historic resource. **This item 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
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