

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

➤ **AGENDA ITEM - 14-1150 (Nathan Patros)**

AN ORDINANCE to create Subsection Section 115-343(17) of the Code of Ordinances of the City of La Crosse allowing residential on the ground floor in the Community Business zoning district by a Conditional Use Permit.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The latest Unified Development Code (UDO) draft included language that would permit residential on the first floor (not to exceed more than 50% of the floor area) in all commercial zoning districts within the City, with the exception of the Downtown National Register Historic District. The UDO was drafted in the spring of 2014 with the intent of obtaining Council Approval by the fall of 2014. Planning Staff has amended this Ordinance to only allow residential on the first floor in the Community Business (C3) zoning district which is only the Downtown area. It would still not be permitted in the Downtown Historic District.

➤ **GENERAL LOCATION:**

Community Business District, excluding the Downtown Historic District properties

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan does not specifically comment on residential uses on the first floor of downtown commercial buildings. However, Chapter 11.0 states that the City should focus downtown revitalization efforts on creating an attractive pedestrian environment, and increased housing within the downtown area.

➤ **PLANNING RECOMMENDATION:**

This Ordinance will allow more flexibility in both the adaptive reuse of buildings and new construction that provide for residential living in our downtown. Residential units are in high demand in the central business district. Allowing first floor residential as a conditional use permit, allows the City to place conditions on the proposed

development, such as limiting residential on the street face, if it is deemed unsuitable.
This Ordinance is recommended for approval.