

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
September 2, 2014**

➤ **AGENDA ITEM – PC2014-09-02-03**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Special Multiple Residence District at 117 8th St. N. allowing for a residential duplex.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would transfer that property depicted on attached **MAP PC2014-09-02-03** from the Commercial District to the Special Multiple Residence District (R-6). The structure was originally built as a single family home and is being used as a duplex today. The applicant has stated that the property has been used for residential for the past thirty (30) years.

The applicant noted that the structure was remodeled in 1985 to have two flats, one unit allowing two (2) persons, and the other unit allowing four (4) persons.

➤ **GENERAL LOCATION:**

The subject parcel is adjacent to the northern edge of Burns Park and the south east edge of the parcel owned by Park Bank. Washburn on the Park residential complex (R-6) is located across 8<sup>th</sup> Street from the subject parcel to the east.

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

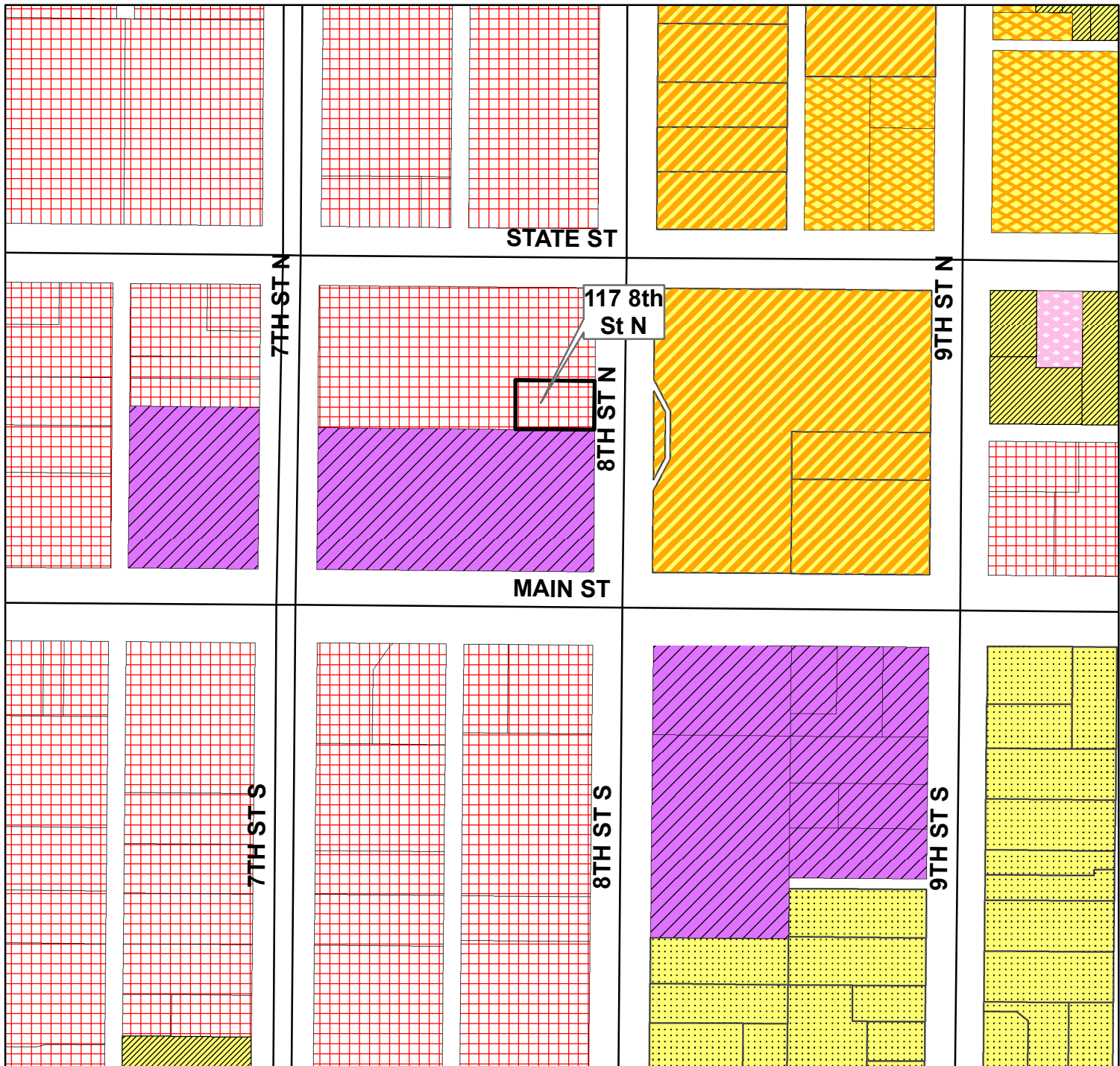
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use map shows this parcel as a commercial use.

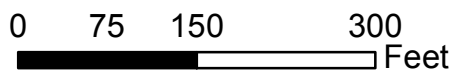
➤ **PLANNING RECOMMENDATION:**

Staff visited this site and confirmed that the structure was built for a residential dwelling. Given the proximity to WTC and the downtown, and given that the majority of the surrounding parcels are high density residential (R6), rezoning this property would not be detrimental to the neighborhood. **This ORDINANCE 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
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