

Agenda Item 23-0697 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Multiple Dwelling District allowing for construction of a new tri-plex at 1003 Caledonia St.

General Location

Council District 2, Lower Northside and Depot Neighborhood Association, located on the northwest corner of Caledonia and Wall Streets as depicted on attached MAP 23-0697. Adjacent uses include a funeral home and a mix of single-family and duplexes to the north; a school, single-family and four-units to the east; single-family, and four-units to the west; and a school and mix of single-family, duplexes, and four-units to the south.

Background Information

The applicant is requesting to rezone the subject parcel from the C1-Local Business District to the R5-Multiple Dwelling District in order to construct a tri-plex. The parcel is currently vacant greenspace. The proposed design is townhouse in nature. Each unit would have its own garage. Attached are some photos depicting some interior and exterior features from other buildings they own that they intend to use on the proposed building.

Recommendation of Other Boards and Commissions

Final plans will have to be reviewed by the City's Design Review Committee.

Consistency with Adopted Comprehensive Plan

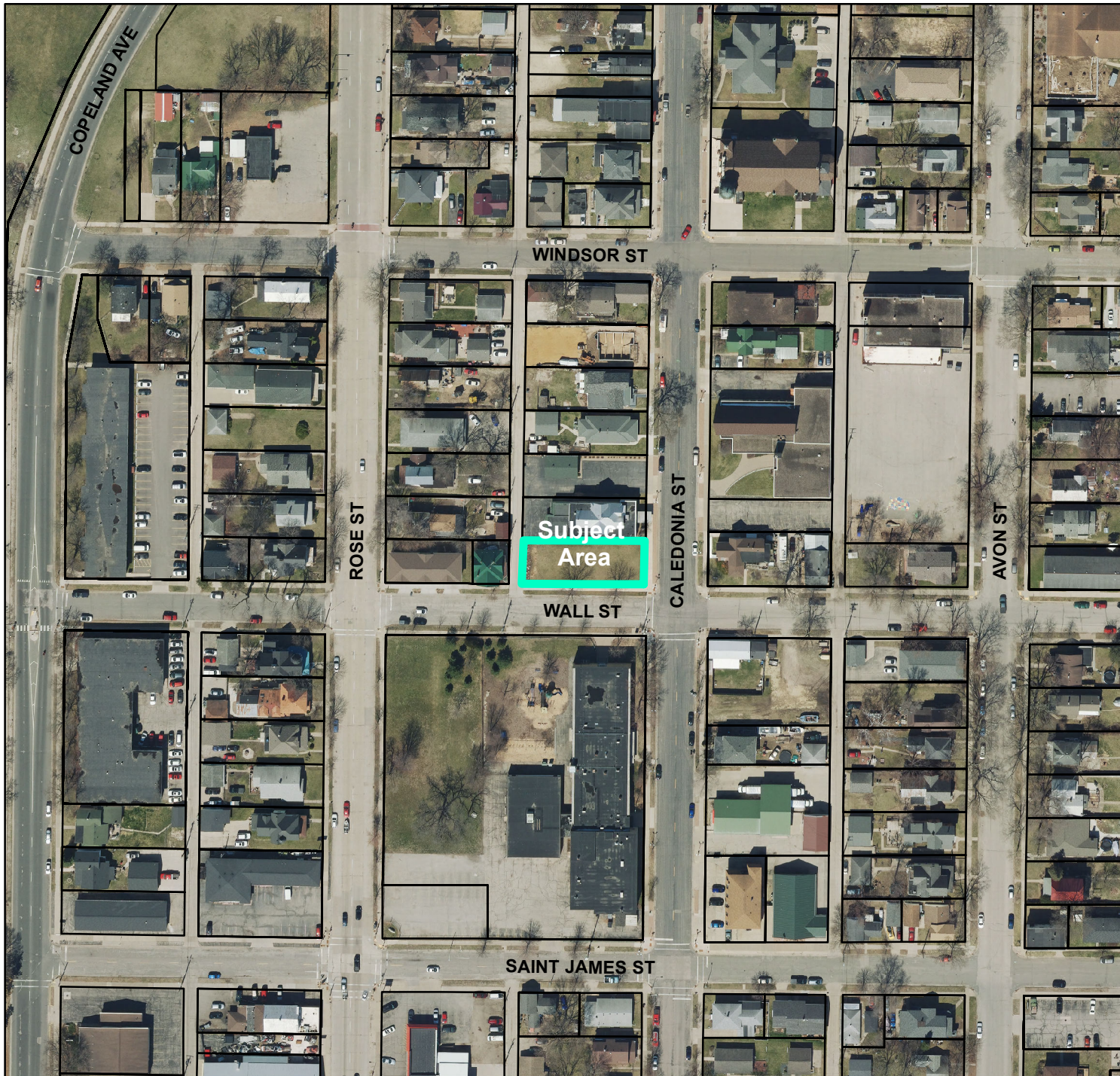
This parcel is depicted as Medium Intensity Retail, Office or Housing in the Comprehensive Plan. This category includes a variety of commercial and/or medium-density housing. Housing may be combined in the same building or closely integrated on the same site with retail or office space. The density of housing in this category is expected to be greater than 8 housing units per net acre. R5-Multiple Dwelling zoning is a corresponding zoning district. The parcel is .163 acres. 3 units divided by .163 acres is 18.4 units per acre which would also make the proposed use consistent with this land use category.

Staff Recommendation

The proposed development fits into the existing surrounding uses. Currently there is a mix of single-family, duplexes, and four-units within a two-block radius. Additionally, all the properties across the alley and across Rose Street are already zoned R5-Multiple Dwelling. The proposed use is also consistent with the Comprehensive Plan.

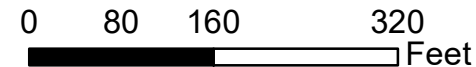
This item is recommended for approval.

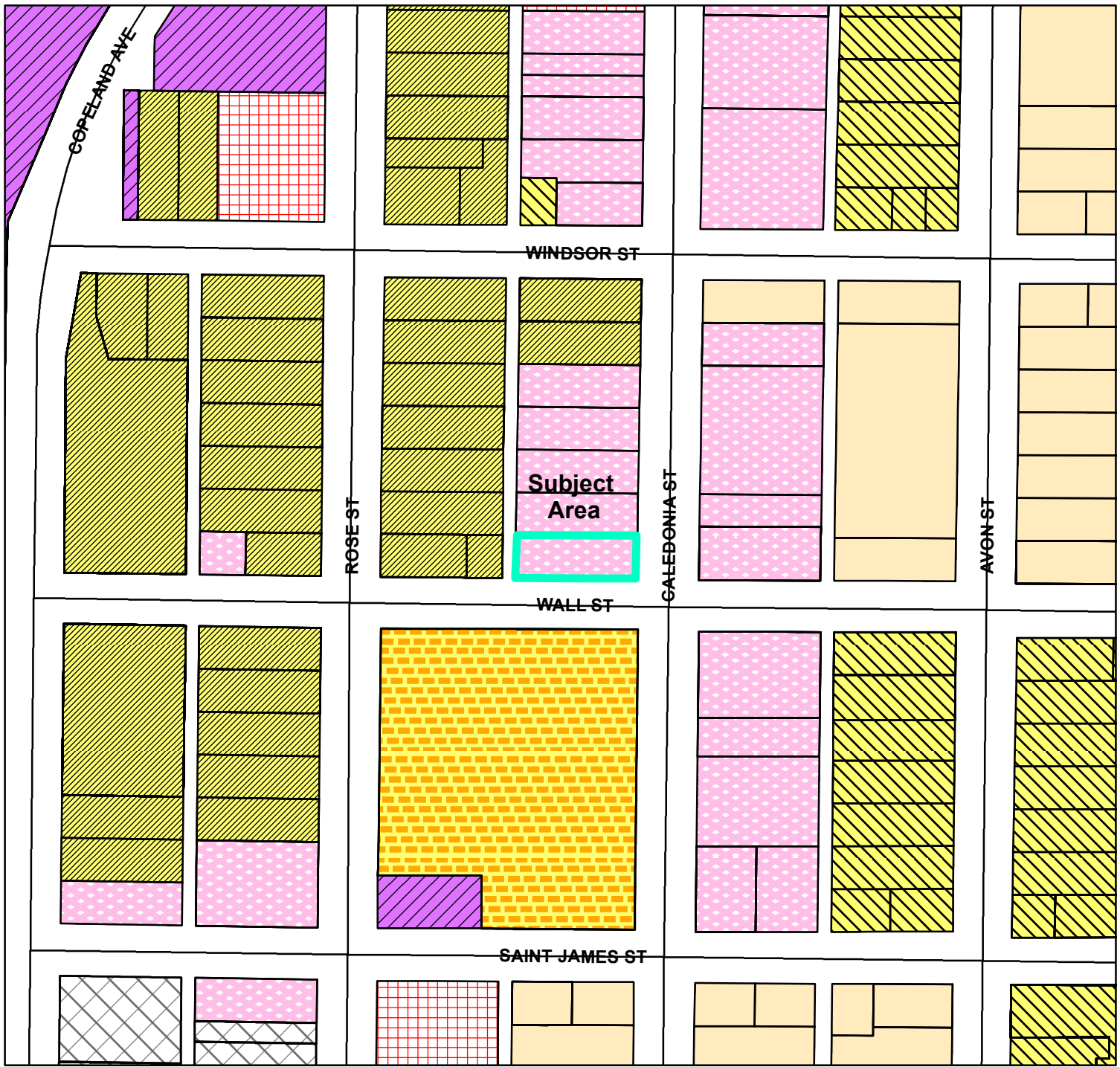
Routing J&A 7.5.2023



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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