

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 5, 2017**

➤ **AGENDA ITEM – 17-0916 (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 Commercial District to the Multiple Dwelling District allowing for a new development consisting of five townhomes at 1300 State Road 16.

➤ **ROUTING:** J&A, Public Hearing 9/5/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC17-0917** from the C2-Commercial District to the R5-Multiple Dwelling District in order for the applicant to construct five (5) townhomes. The existing parcel is zoned both C2-Commercial and A1- Agricultural. The applicant is proposing to split off a portion of the parcel that is zoned C2-Commercial along Sunset Ct to create a new parcel for the townhomes. Each townhome will have 2 bedrooms and a tuck under garage that will provide two parking spaces. The townhomes are initially intended to be rental properties but are being constructed to Building Code that would allow them to be converted to owner-occupied in the future is desired.

This project will be required to go through the City's design review process and has already had a preliminary review with the committee.

➤ **GENERAL LOCATION:**

1300 State Rd 16. (Along Sunset Ct next to Sunset Condominiums.)

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

This item was referred by the Common Council at their August 2017 Meeting.

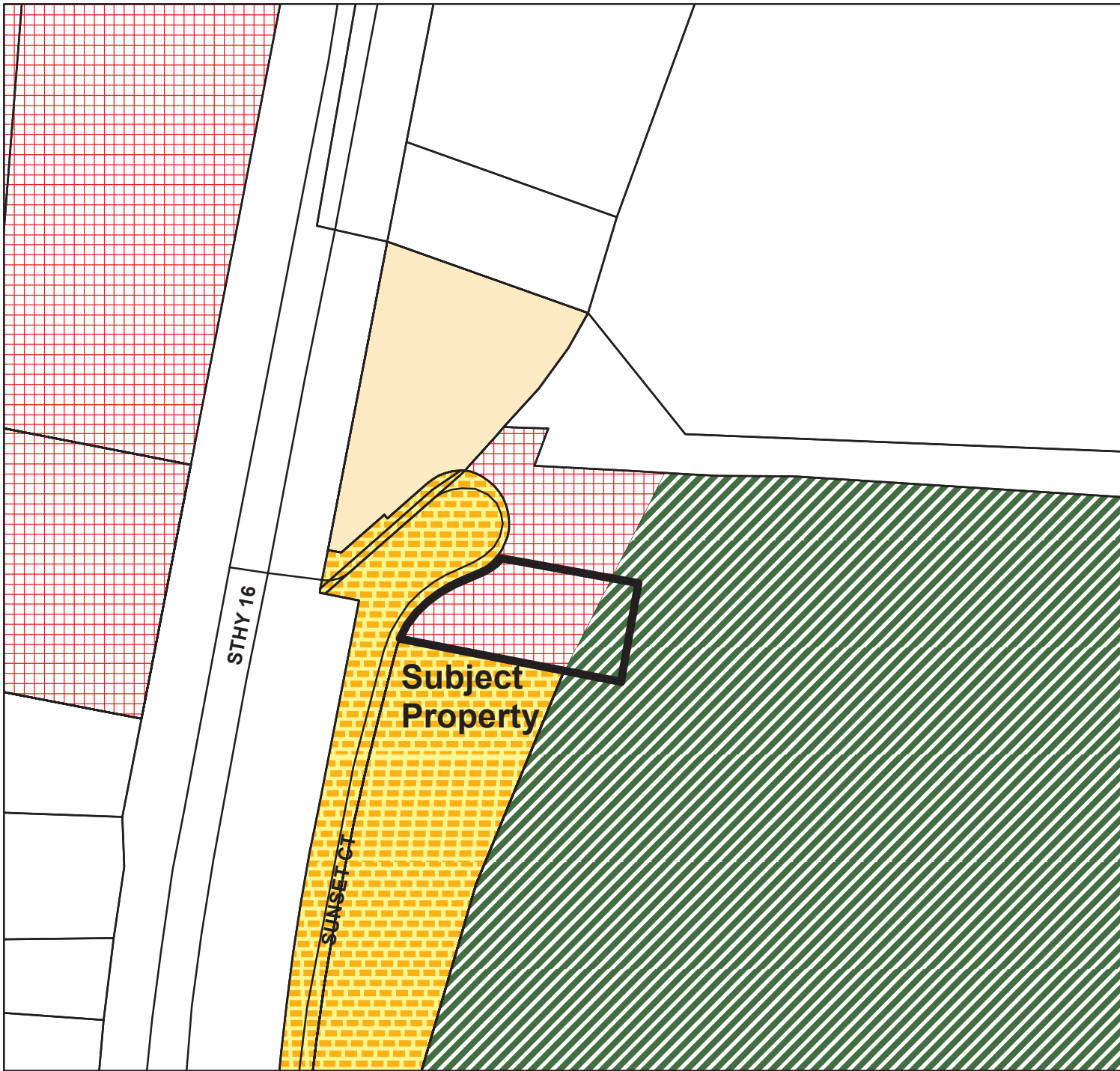
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed parcel is depicted as High Intensity Retail, Office or Housing on the Future Land Use Map which requires a density of 10 units per acre. 5 units on an 18,810sqft parcel meets this requirement and therefore consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

This item was requested to be referred by the owner of the property due to not being able to reach an agreement on price with the prospective buyer. Since that meeting the owner has stated that an agreement has been reached and both parties are anxious to move forward with the development.

This rezoning is consistent with our comprehensive plan and is compatible with the surrounding use of land which is primarily residential. **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
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





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





PC17-0916