

**Agenda Item 24-0373 (Jenna Dinkel)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Multiple Dwelling District allowing residential rental units at 5212 Mormon Coulee Rd.

**General Location**

Council District 13. Not in a neighborhood association. Located on the northwest corner of Mormon Coulee Rd and 33<sup>rd</sup> Street South as depicted on attached Map PC24-0372. The property is surrounded by commercial, multiple dwelling, public and semi-public and light industrial districts.

**Background Information**

The applicant is requesting a rezoning from C-2 Commercial District to R-5 Multiple Dwelling District in addition to requesting a Rooming House Conditional Use Permit as referenced in legislative item 24-0372. The property previously operated as a motel. The property consists of five buildings: one single-family house, three motel buildings, and one storage unit building. The owner intends to rent out units in the three motel buildings as rooming house units. The rooming house rentals are approximately 170-210 square feet and include a bedroom and bathroom. The applicant states they have renovated the units of the rooming house since purchasing the property. The also intend to rent out the seven storage units on the property and the single-family house.

**Recommendation of Other Boards and Commissions**

N/A

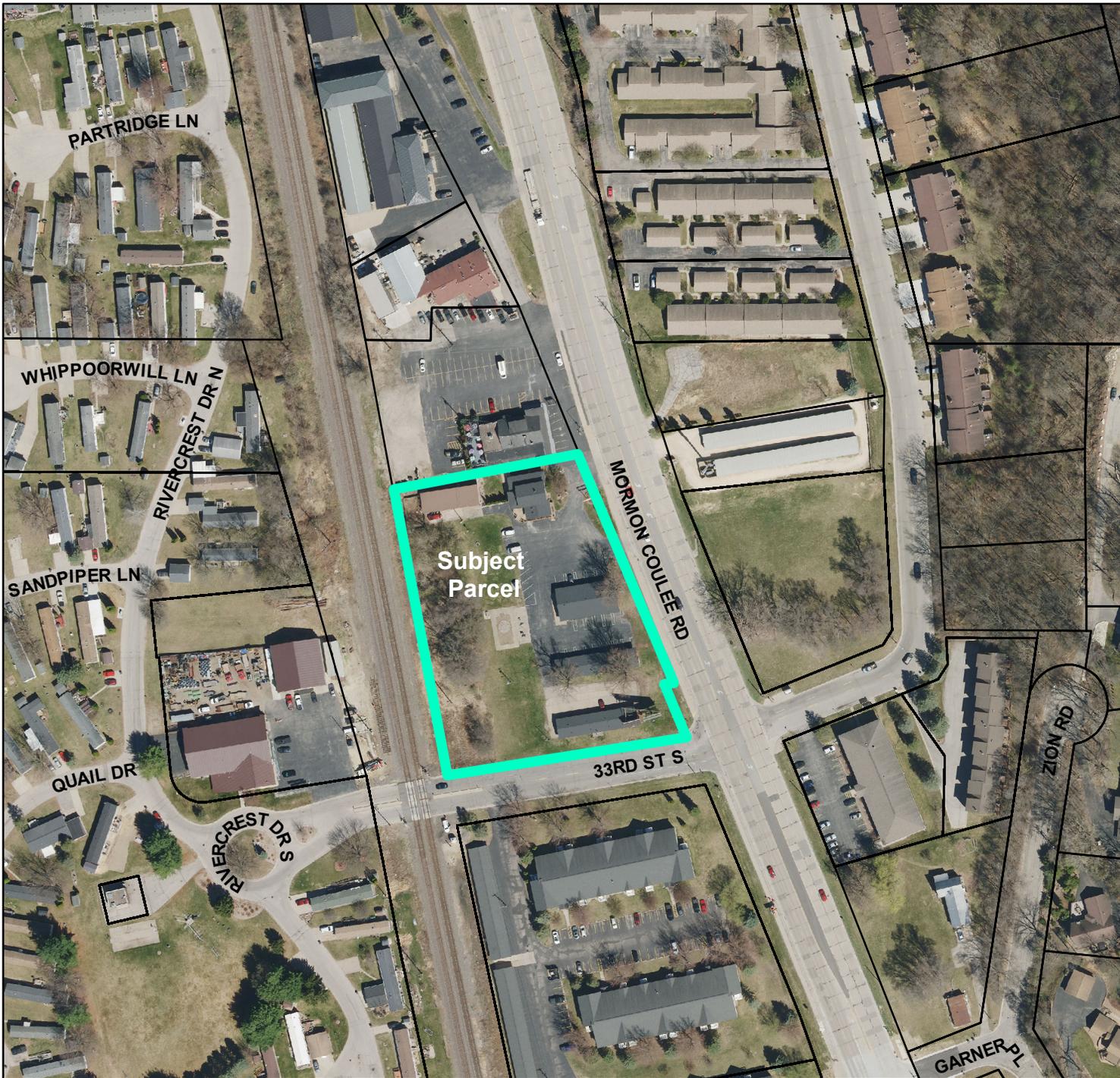
**Consistency with Adopted Comprehensive Plan**

This property is located in the Highway 14 Corridor, where medium-density residential is a desirable use. Medium-density residential can be defined as small multi-family buildings. This rezoning is consistent with the Comprehensive Plan.

**Staff Recommendation**

This item is recommended for approval.

**Routing J&A 4.3.2024**

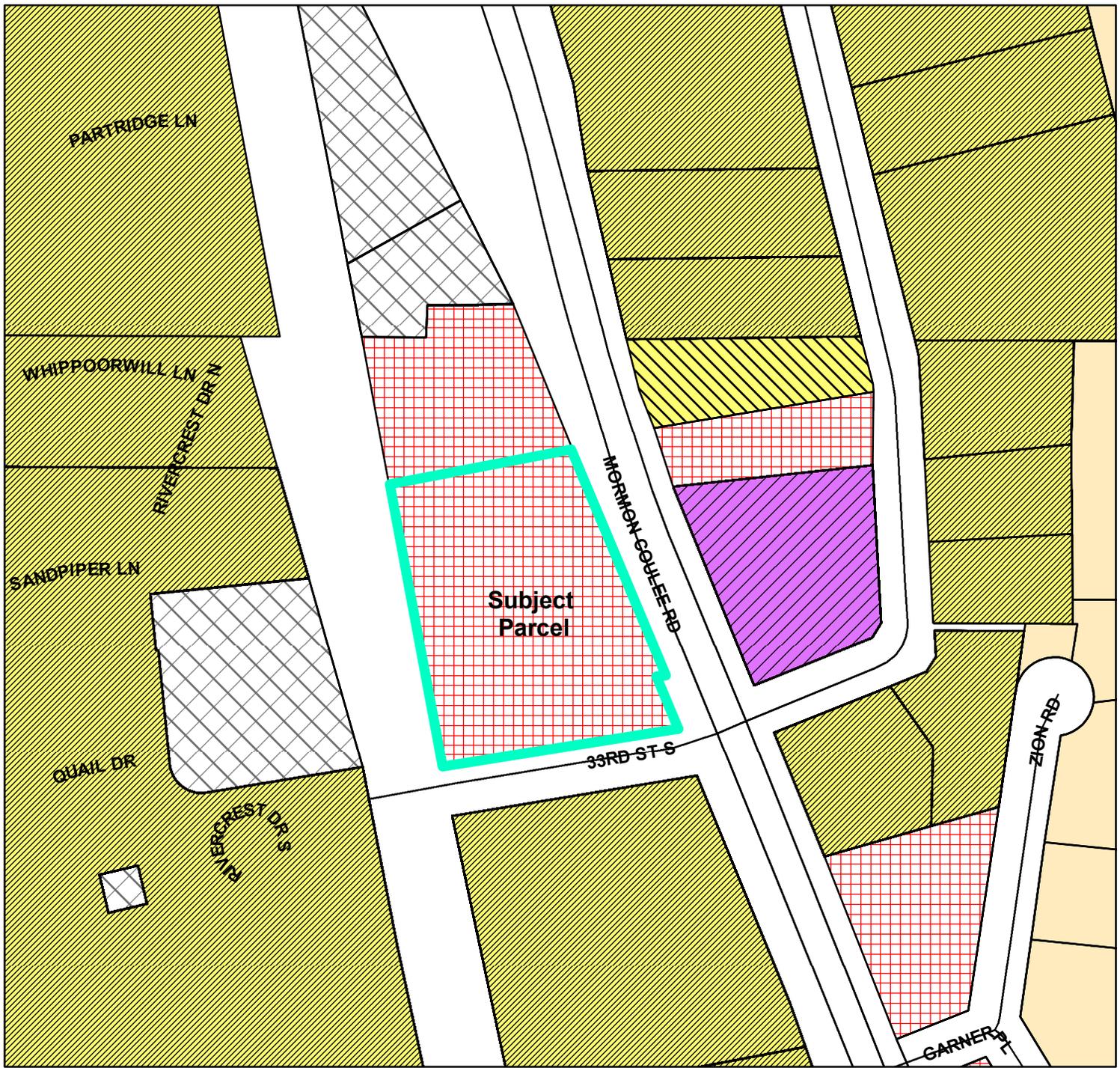


# BASIC ZONING DISTRICTS

-  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

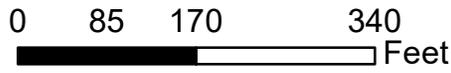


**PC 24-0372**  
**PC 24-0373**



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