

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 30, 2019**

➤ **AGENDA ITEM – 19-1808 (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 Community Business District to the Planned Development District - Specific allowing continued use of condominium units at 3118-3230 Lauderdale Court and 1112-1114 Lauderdale Place.

➤ **ROUTING:** CPC 12/30/19, J&A 1/2/2020

➤ **BACKGROUND INFORMATION:**

The applicant, Southshore Condominiums, is requesting to transfer the property depicted on attached **MAP PC19-1808** from the C3-Community Business zoning district to the PD-Planned Development Specific zoning district to allow the existing residential development to make improvements and not be classified as a non-conforming use.

Southshore Condominiums was developed in the **1900's** and is comprised of nine (9) condos. Current zoning does not permit this type of residential development nor allow for more than one primary structure on a lot. They are considered legal, non-conforming uses and are not permitted to make improvements as decks, additions, detached garages, etc. A resident of the development recently applied for a permit to enlarge their existing garage and was denied due to the zoning.

The applicant is requesting to be zoned to Planned Development-Specific zoning to allow more than one primary structure on the parcel and to allow the following possible improvements without having to come back before Common Council for approval:

- Additions to the exterior footprint
- Additions to the second-floor space above the garage/carport space or other additions
- Fill-in of car port with a garage
- Additions/replacement of sun porches/screen porches
- Additions/replacement of storage sheds
- Repair/replacement of windows/doors
- Changes to exterior siding/design elements
- Changes/Improvements to patio and decks
- Repair/replacement of roofs

The applicant is also requesting a reimbursement of the application fee as they do feel that the existing zoning classification of C3-Community Business is an error made by the City.

➤ **GENERAL LOCATION:**

Southshore Condominiums. Southeast corner of Lauderdale Place and Lauderdale Ct.

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

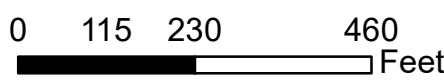
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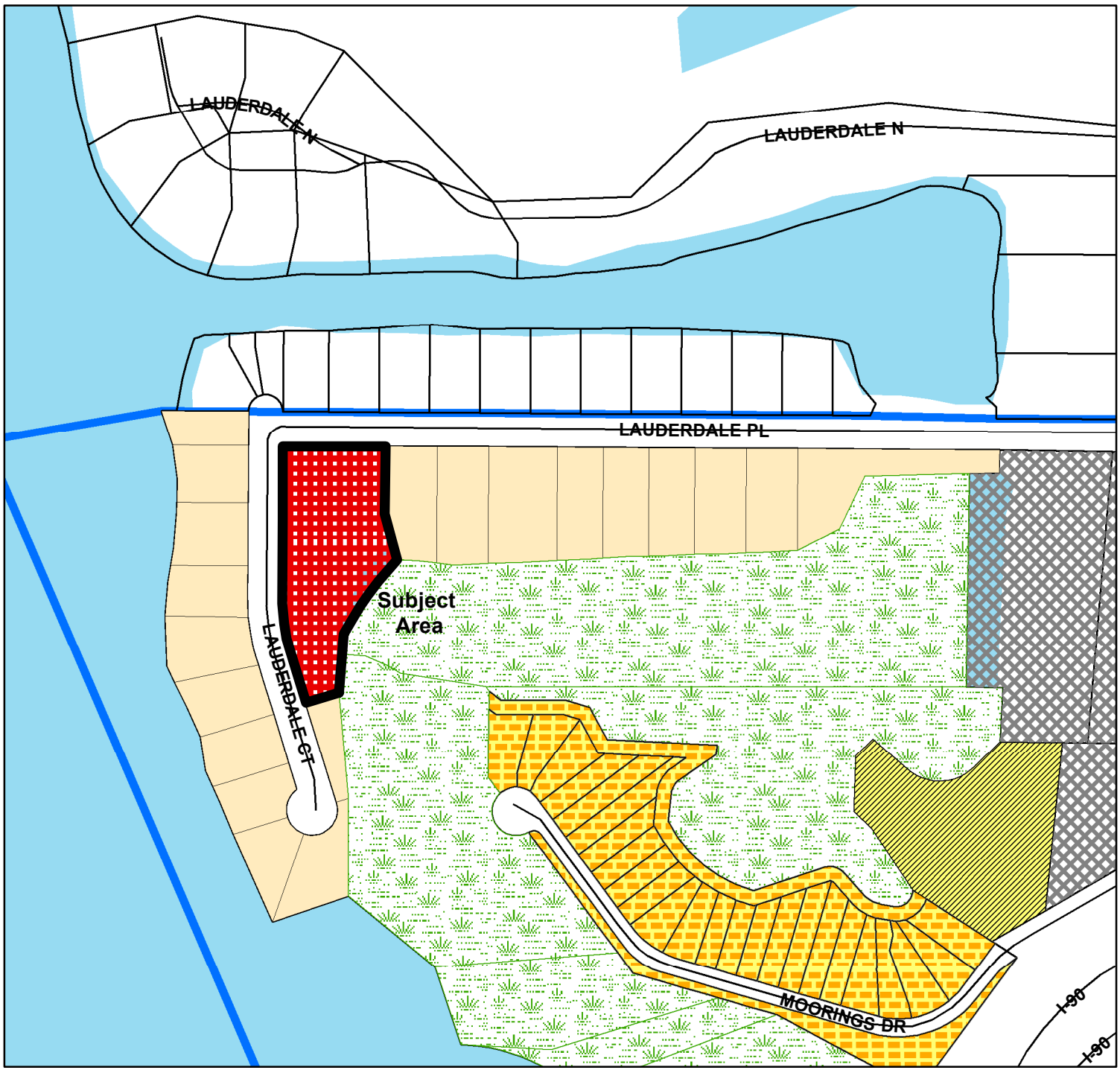
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is depicted as Wetland in the Future Land Use Map in the Comprehensive Plan which does not allow for residential uses.

➤ **PLANNING RECOMMENDATION:**

Staff has no issues with this rezoning request as it will allow the condominium residents to make their desired improvements and conform with zoning. Staff researched the zoning history on the parcel and was unable to determine that an error was made. Staff does find it odd that this parcel is zoned C3-Community Business as that is a strictly a commercial zoning and primarily used only in the Downtown area. While no legislation was found that zoned it to C3-Community Business, no legislation or maps could be found that showed what the prior zoning was or should be. Staff does believe that an error was made but is unable to substantiate it. In discussing this matter with the Deputy City Clerk we both agreed to support refunding the application fee minus the cost to mail notices to the surrounding property owners and publishing notices in the Tribune. This cost total \$80.59. **Staff recommends approval of this item with the list of allowable improvements that do not have to come back to the Common Council for approval and an application fee reimbursement of \$619.41.**





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



