

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 3, 2017**

➤ **AGENDA ITEM - 17-0294 (Andrea Schnick)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Multi-Family District allowing construction of a multi-family development on the vacant property at Charles and Kane Streets.

➤ **ROUTING:** J&A Committee, Public Hearing 4/4/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The applicant would like to build a 32-unit, 2-story apartment building with 8 2-bedroom units and 24 1-bedroom units along with 26 detached garages. The current R-1 zoning would not allow a multi-family project. The adjacent properties to the north are currently zoned R-5.

Along with the vacation of Wall Street in 2011 these parcels were rezoned to R1-Single Family and platted for single family lots in 2012. This project never moved forward.

➤ **GENERAL LOCATION:**

Triangular land bordered by railroad tracks, Wall Street and Charles Street. See attached **MAP PC 17-0294**.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Plan calls for High Intensity Retail, Office or Housing. This application is consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval of this ordinance amendment based on the consistency with the Comprehensive Plan and zoning of the adjacent properties.



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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