

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 30, 2021

Ø **AGENDA ITEM – 21-1190 (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 Multiple Dwelling District to the Special Multiple Dwelling District allowing for a four-story building at 2575 7th St. S.

Ø **ROUTING:** J&A 8.31.21

Ø **BACKGROUND INFORMATION:**

This item is related to Agenda Item# 21-1192. The applicant is requesting to rezone the property depicted on attached **MAP PC21-1190** from the R5-Multiple Dwelling District to the R6-Special Multiple District in order to construct a four-story addition to the existing building with 60 one-bedroom units, a dining hall and nursing support spaces.

The applicant has stated that no new occupants are being added to the site. They currently have 60 units with double occupancy (2 bedrooms). They would like to upgrade these units into one-bedroom units and construct an addition that will house the 60 occupants being displaced.

The applicant needs to rezone the property to the R6-Special Multiple District because the maximum height allowed in R5 is 3 1/2 stories. The applicant is proposing a 4-story building. The applicant is currently going through the City's Multi-Family Design Review Process.

Plans for the proposed addition are attached to the applicant's petition.

Ø **GENERAL LOCATION:**

2575 7th Street S immediately south of Bethany Lutheran's Eagle Crest facility and Swift Creek.

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

N/A

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map in the Comprehensive Plan depicts this parcel as

LDH-Low/Medium Density Housing. This land use category includes single- and two-family housing plus carefully integrated townhouses or other housing forms with individual outdoor entrances. Multiple unit buildings should not have more than 6 housing units per building. The density is expected to be not more than 10 housing units per net acre. Mixed use development may be allowed through a PUD in locations at intersections or along busier roads. The proposed zoning and use are not consistent with the Comprehensive Plan.

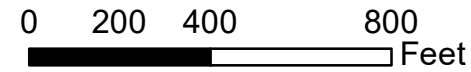
Ø PLANNING RECOMMENDATION:

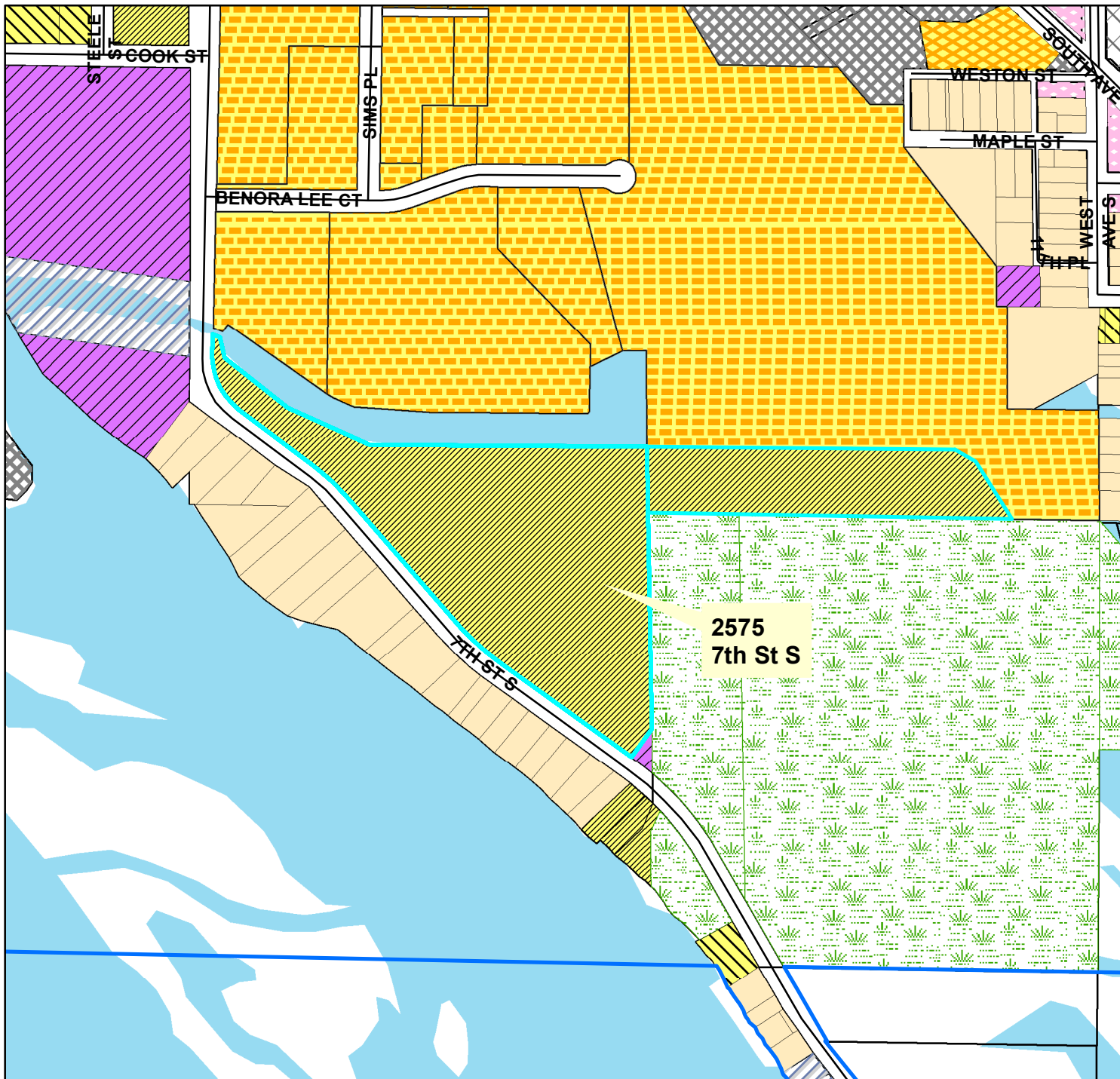
While the addition and continued use of the property as a senior living facility is not consistent with the comprehensive plan, it has been used as such for a long time and will continue to be used as such well into the future. This development will allow for the applicant provide more efficient and quality care for their residents. **This item 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





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