

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 1, 2016**

➤ **AGENDA ITEM – 16-0654 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Multiple Dwelling District allowing for higher density residential developments at 5221 and 5233 33rd St. S.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject parcels are currently undeveloped land zoned R2 – Residential while the adjacent residential parcels on 33rd Street are zoned R5 – Multiple Dwelling. A new multifamily building is being developed across the street and the applicant suggests that this rezoning would make the lots more marketable. The realtor notified the neighbors of the proposed rezoning and did not receive any complaints.

➤ **GENERAL LOCATION:**

33rd Street South just off Mormon Coulee Road as seen in the attached map

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

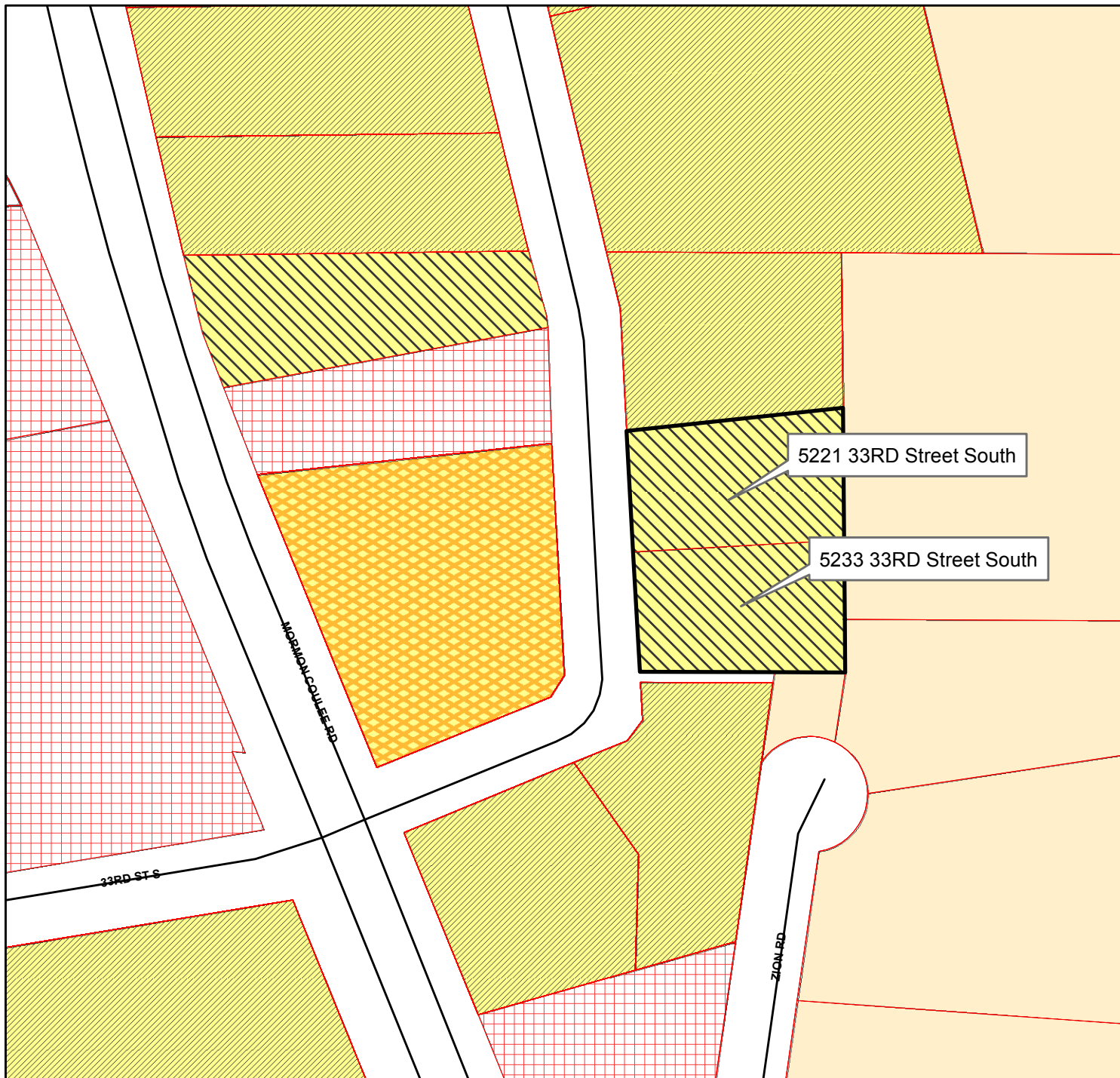
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This ordinance is not consistent with the Comprehensive Plan. The Future Land Use Map has identified the parcels as Single Family Housing.

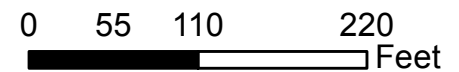
➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval of this ordinance. While this rezoning is not consistent with the future land use map, it is consistent with the surrounding development which is consistent with the future land use map. The Comprehensive Plan's intention for these two lots seems to only be based on its undeveloped state rather than the parcel's opportunity to develop consistently with the prevalent adjacent land uses.



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
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	City Limits
	SUBJECT PROPERTY





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