

Agenda Item 24-1587 (Andrea Trane)

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 (with restrictive use) to the Special Multiple Dwelling District, requesting an amendment to a pre-existing restrictive covenant to allow for a mix of studio, 1-, 2-, and 3-bedroom market rate apartments at 1707 Main Street.

General Location

1707 Main Street, Council District 4. On the corner of Main Street and 17th St N.

Background Information

Originally construction as Grandview Hospital, this property has been used as an office building for many years. The current proposal is to reuse the existing building as residential.

There is currently an existing restrictive covenant (attached to the legislation under “Cover Letter and Plans”) approved by the Council in 1992 when the property was rezoned from commercial to residential. Of concern to this development is the prohibition of residential housing. Approval of this item would release that restrictive covenant.

Recommendation of Other Boards and Commissions

None.

Consistency with Adopted Comprehensive Plan

In the land use section of the Comprehensive Plan, the proposed project borders on medium and high density residential. Medium density is acceptable and high intensity residential is Undesirable (though not prohibited) in the Grandview-Emerson Neighborhood. Staff appreciates the repurposing of this property and creating housing which aligns with the Climate Action Plan and Housing Study.

Staff Recommendation

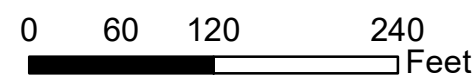
Approval

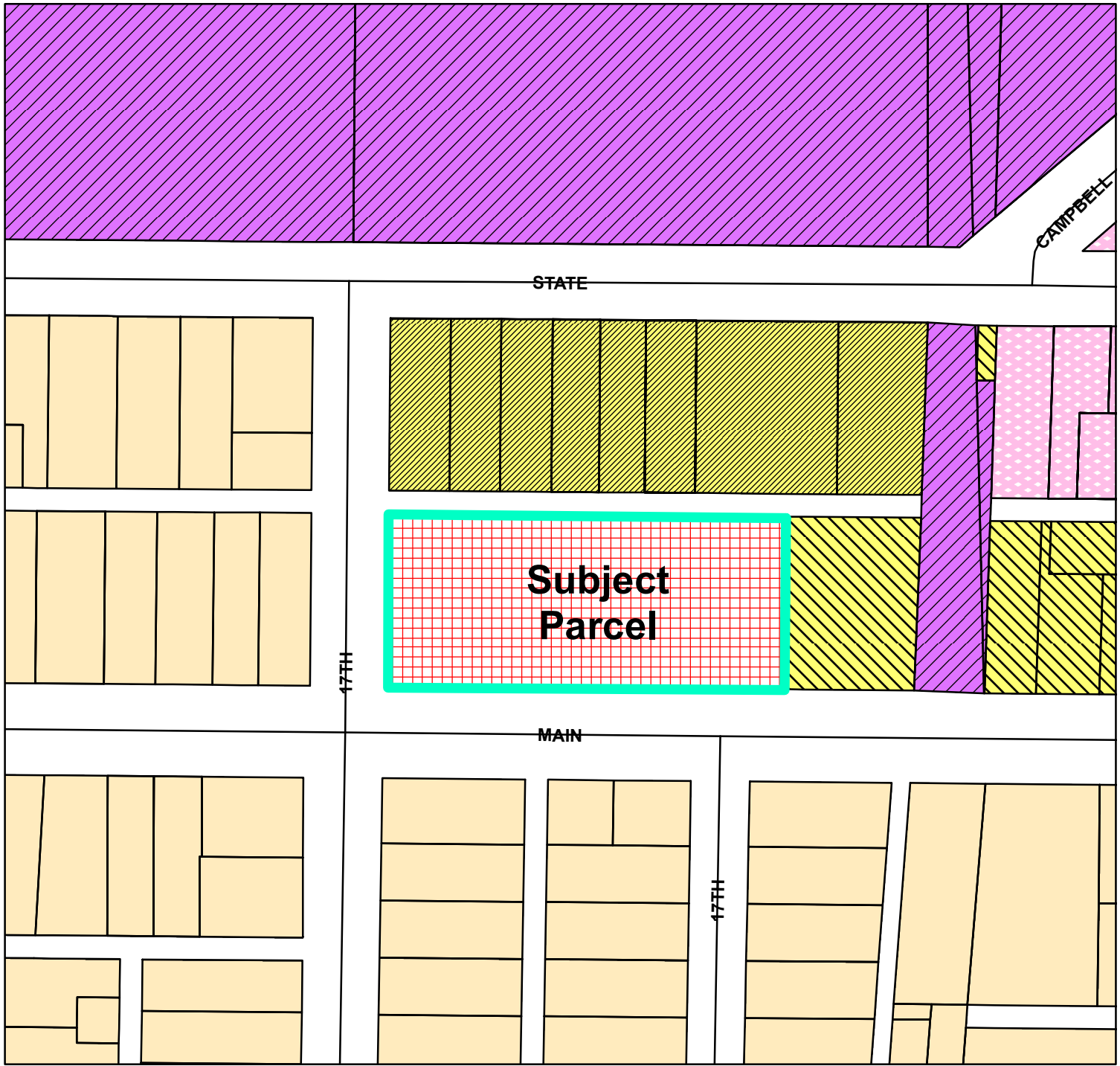
Routing J&A 1.2.2025



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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