

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 31, 2017**

➤ **AGENDA ITEM – 17-0917 (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 Special Multiple District to the Special Multiple District requesting removal of a pre-existing restrictive covenant at 2415 Cass St.

➤ **ROUTING:** J&A, Public Hearing 7/31/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

Petitioner is asking for a rezoning to remove a deed restriction limiting the building to 29 residences, three stories, and elderly and/or handicapped renters. The proposed project is for 29 units and three stories, but will not be limited to the elderly and/or handicapped. Application mentions that it will be taxable and meet parking minimums. The property used to be a convent and later developed as an elder care facility. A developer had plans to build a senior living center earlier in 2017, but could not receive a Community-Based Residential Facility (CBRF) Class C Nonambulatory (CNN) classification license. The existing building is built out of combustible materials and the hallways are not wide enough to qualify for the license. The property is adjacent to residences and Blessed Sacrament School. The president of the school wrote in opposition to the rezoning because “an apartment complex next to a school may not be the best for children who attend Blessed Sacrament.”

➤ **GENERAL LOCATION:**

In the G-E Neighborhood, on NW corner of Losey & Cass, as depicted in Map 17-0917.

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

None

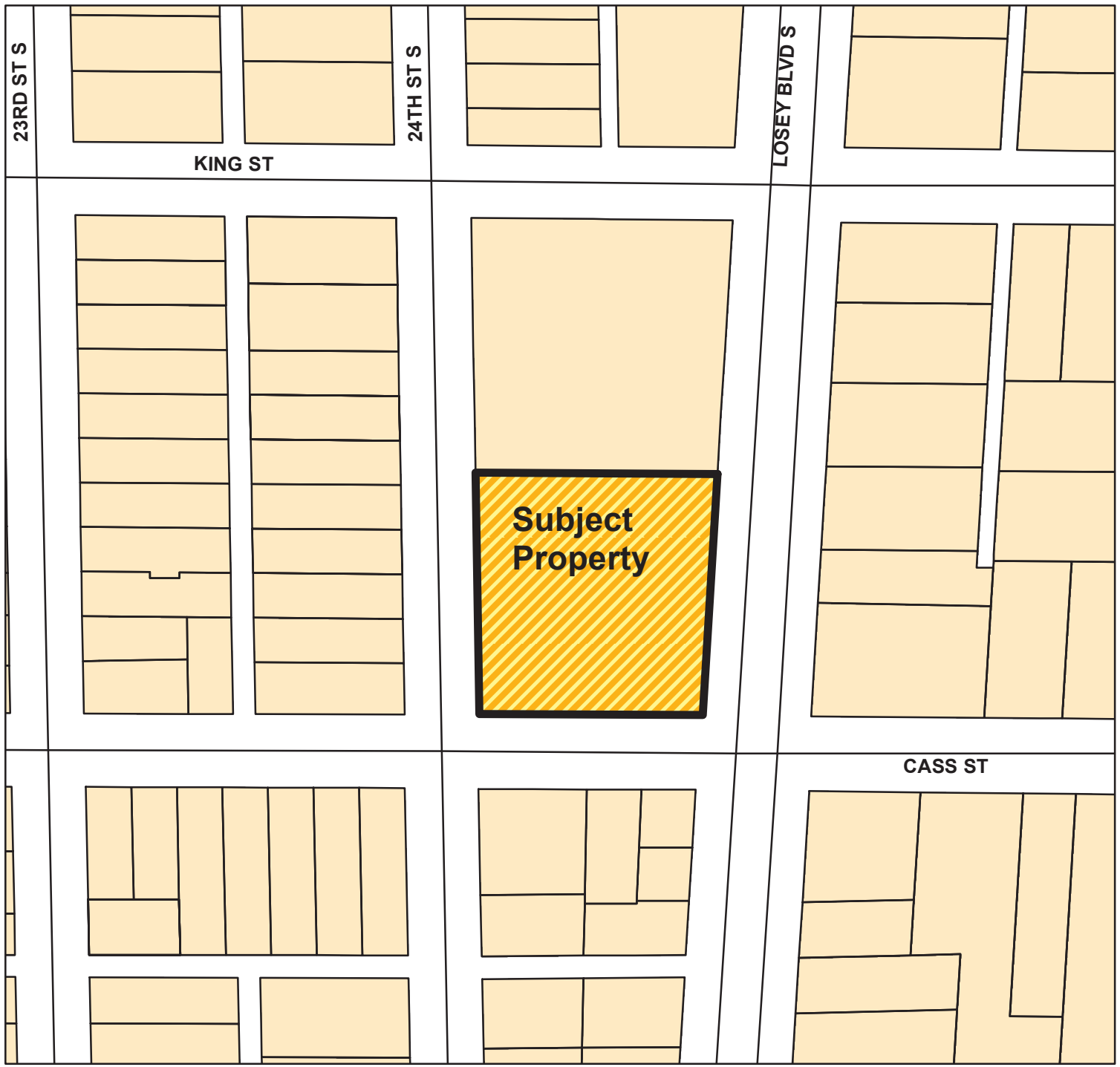
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map identifies this parcel as Medium-/High-Density Housing (>10 units / net acre). It would align with the objective to stem property deterioration.

➤ **PLANNING RECOMMENDATION:**

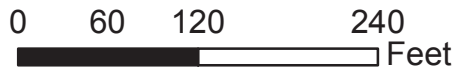
Approval – Proposal reuses existing building, which could not get licensed for senior

care. Elderly and/or handicapped care would require complete redevelopment.



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
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