

**CITY PLAN COMMISSION
REPORT
April 28, 2014**

➤ **AGENDA ITEM – PC2014-04-28-08**

AN ORDINANCE to amend Subsection 15.02(B) of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - Specific to the Planned Development District - Specific at 2344 State Road 16 allowing for construction of a duplex.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the item depicted on attached **MAP PC2014-04-28-08** from the Planned Development District-Specific to the Planned Development District-Specific. The site is currently home to Eagle Bluff Apartments, formerly the Medary Hotel. The applicant is proposing to demolish an existing one-story, three-car, detached garage and construct a two-unit structure that will be designed similarly in nature to the existing apartments. Plans for the new building are attached.

➤ **GENERAL LOCATION:**

2344 State Road 16

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

The Multi-Family Design Review Committee approved the plans for the new building, with minor conditions/revisions, at their April 4, 2014 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The proposed rezoning is consistent with the Future Land Use Map in the Comprehensive. This area is designated as residential-Medium Density.

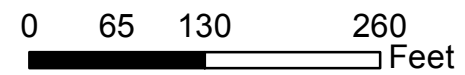
➤ **PLANNING RECOMMENDATION:**

The proposed building has met all the Multi-Family Design requirements. **This Ordinance is recommended for approval.**

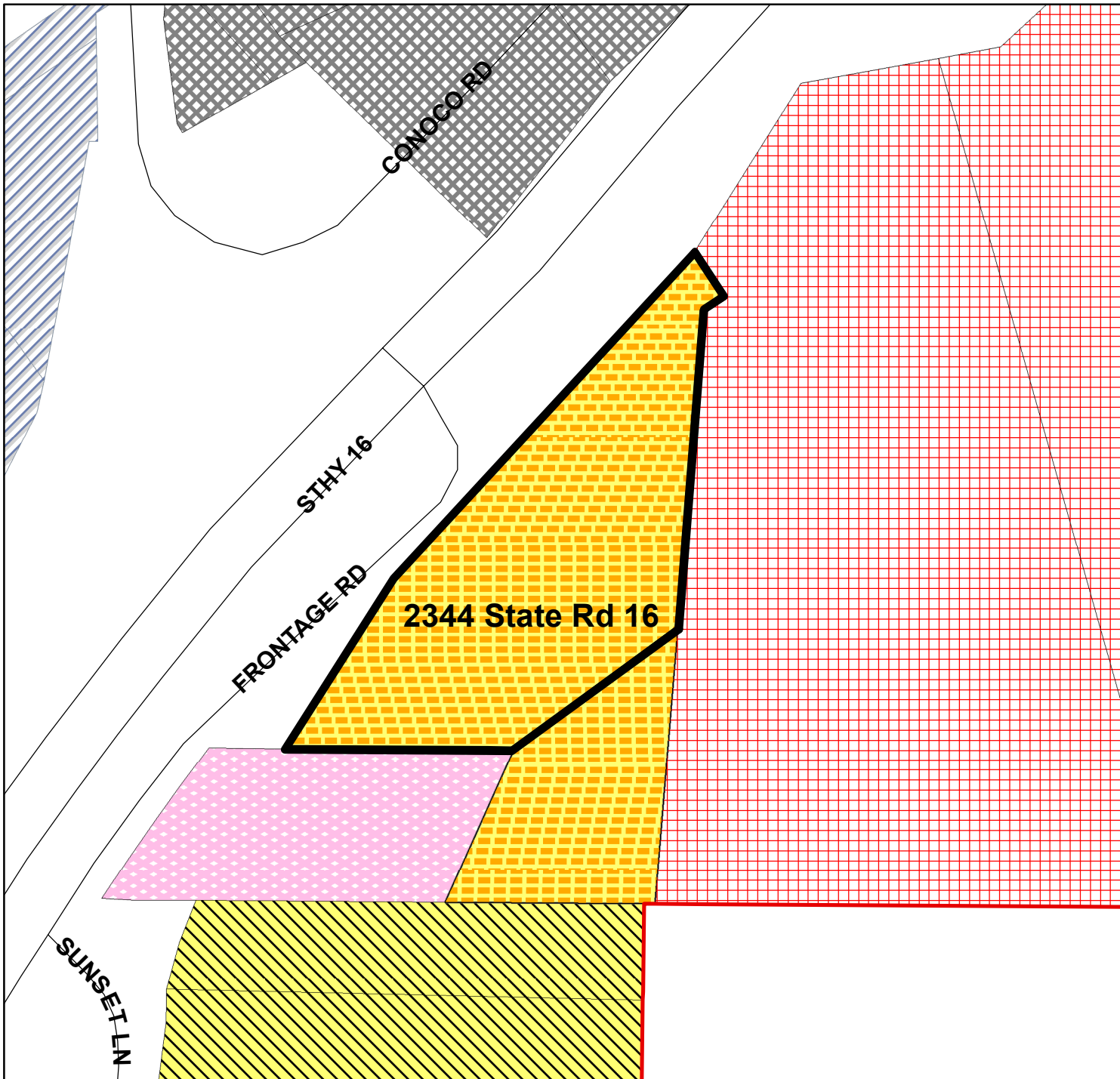


BASIC ZONING DISTRICTS
























-  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

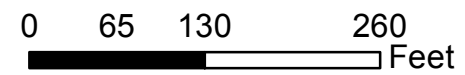


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