

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
September 28, 2015**

➤ **AGENDA ITEM – 15-0939 (Lewis Kuhlman)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Local Business District to the Multiple Dwelling District at 1132 Rose Street allowing for construction of a new garage.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The building on the property is a house intended for residential use and is currently being used as a residence. The applicant states the property was once used as an insurance office and was zoned to the Local Business District. The applicant is looking to construct a new garage on the property, but is not allowed a garage in the Local Business District. All the other properties on its side of the block are in the Multiple Dwelling District.

➤ **GENERAL LOCATION:**

Southeast corner of Rose Street and St. Paul Street See attached **MAP PC15-0939.**

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

Not applicable

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























This ordinance is consistent with the adopted comprehensive plan. The Future Land Use Map has identified the property as “High Intensity Retail, Office or Housing.” The purpose behind the ordinance supports Land Use Objective 10, stem property deterioration.

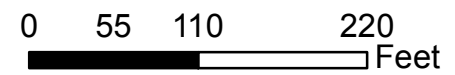
➤ **PLANNING RECOMMENDATION:**

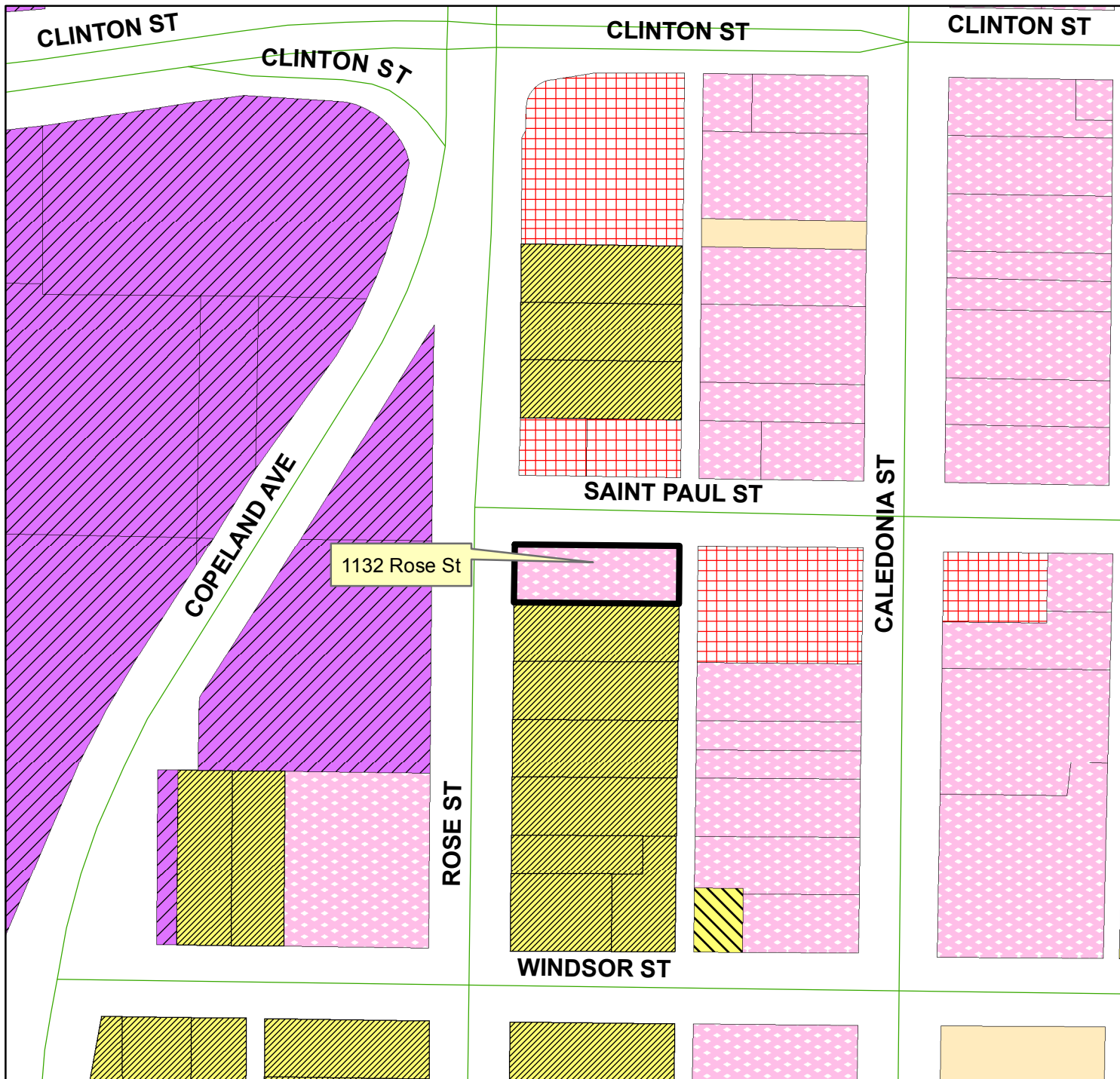
This property was built as a residence, is being used as a residence, and is adjacent to properties in the Multiple Dwelling District. This ordinance will benefit the area by allowing the property owner to replace their dilapidated garage. **This Ordinance is recommended for approval.**



# 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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