

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 2, 2015**

➤ **AGENDA ITEM – 15-1039 (Amy Peterson)**

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 1023-1025 Caledonia Street allowing for a 4-unit residential building.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the land depicted on attached **MAP PC15-1039** from the C1-Local Business District to the R5-Multiple Dwelling District. An older residential duplex is currently located on this property. The applicant proposes to raze the structure and build a more modern 4-plex on the site. This block is currently zoned local business, but it is a mix of business and small homes. Across the alley on Rose Street zoning is R5, so this medium intensity use is not inconsistent with current zoning.

➤ **GENERAL LOCATION:**

One block south of the Sweet Shop and Maid Rite on Caledonia Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























A rezoning to R5 is consistent with the Future Land Use Map which recommends medium intensity retail, office or housing along this block of Caledonia Street.

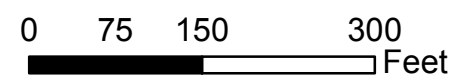
➤ **PLANNING RECOMMENDATION:**

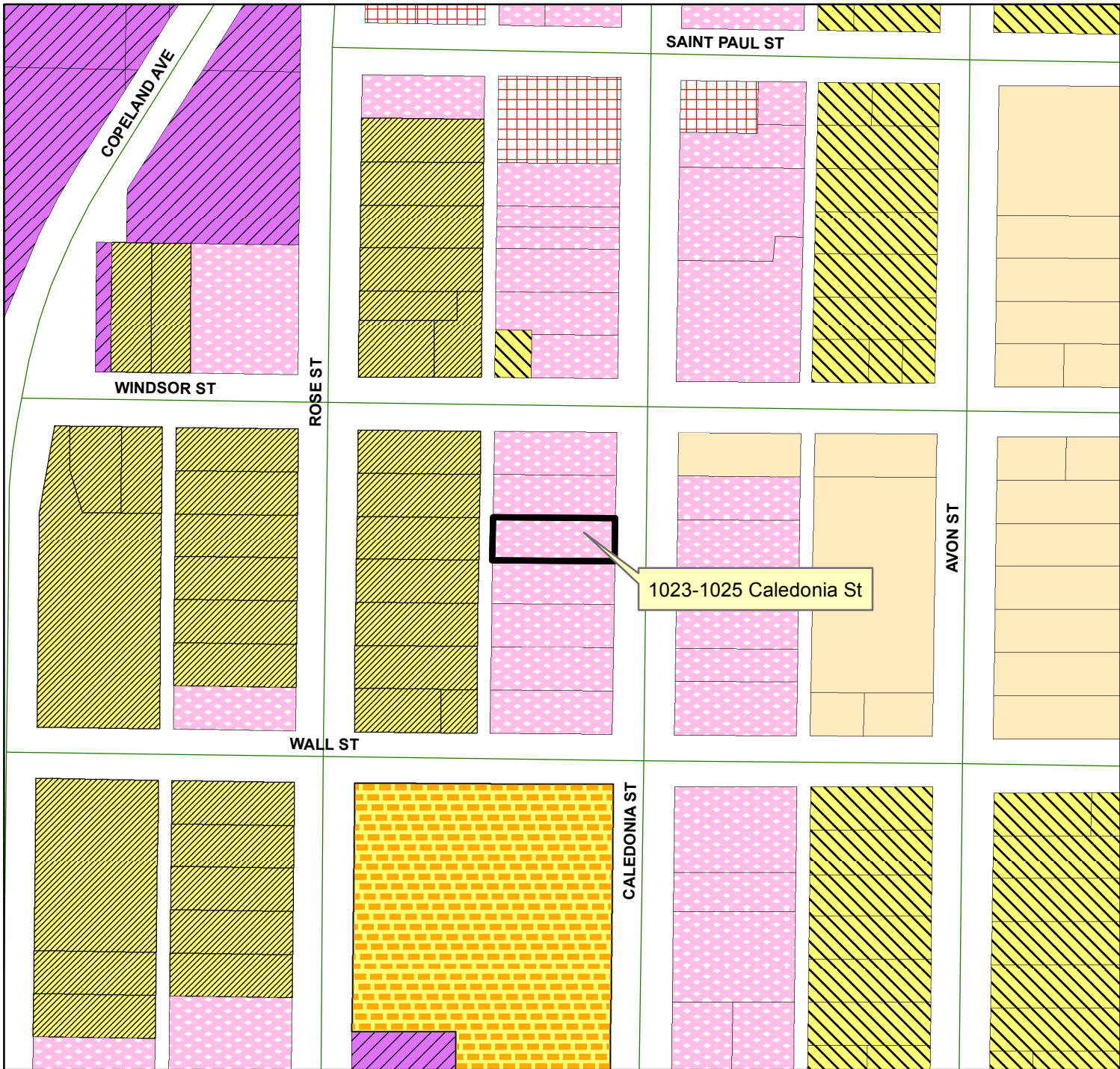
This mix of higher intensity residential with business will fit in that block and is consistent with the Future Land Use vision. Plans attached to this application are concept only and the applicant is required to go through the multi-family design review process. **This Ordinance is recommended for 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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