

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 31, 2016**

➤ **AGENDA ITEM - 16-0483 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Low Density Multiple District at 2006 Weston Street allowing for future property improvements (e.g. additional garage and new parish hall).

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC16-0483** from the R2-Residence District to the R4-Low Density Multiple District. At the direction of City staff the applicant submitted a rezoning petition to the City for the April 2016 council cycle to rezone their property from R1-Single Family to R2-Residence. This would allow them to make future improvements to their property, such a new church/rectory, garage, parish hall, etc., without having to apply for a Conditional Use Permit each time. Unfortunately, after approval by the Council, it was discovered that this zoning would not allow them to make their improvements without a CUP as staff had stated. R4-Residence would allow them to make their improvements without a CUP. Staff verified it multiple times.

➤ **GENERAL LOCATION:**

2006 Weston Street

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

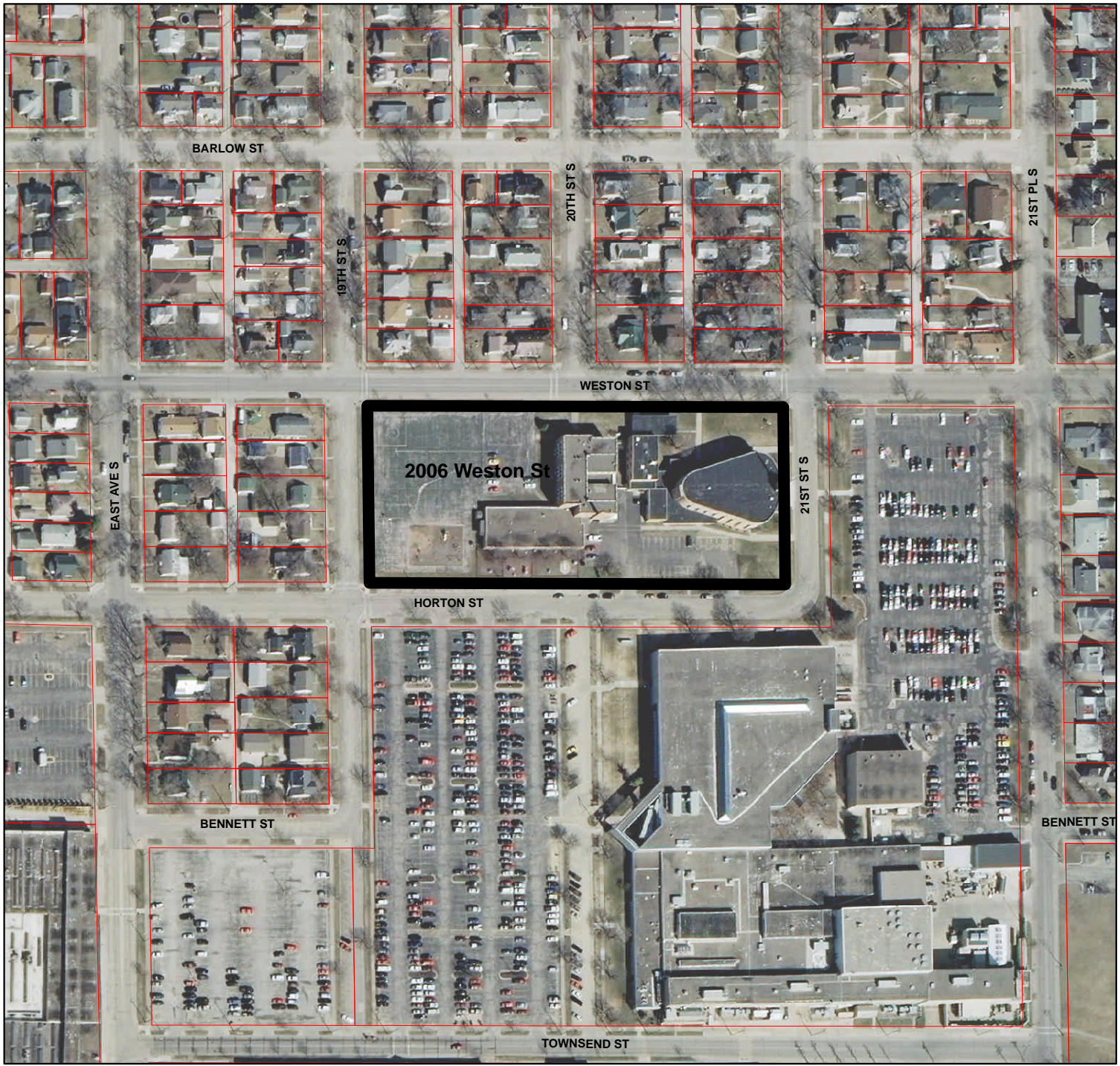
The Common Council approved rezoning the property to R2-Residence at their April 2016 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map depicts this property as Public/Semi-Public which includes all residential zoning districts, which makes this consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

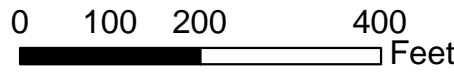
Rezoning this property to R4-Residence will not have an adverse impact on the surrounding neighborhood. In the event the church decides that they would like to sell a portion of their large lot the most that could be built would be 4-unit apartment. A 4-unit apartment would actually serve as buffer between the single-family homes to the north and Trane Company to the south. **This Ordinance is recommended for approval.**

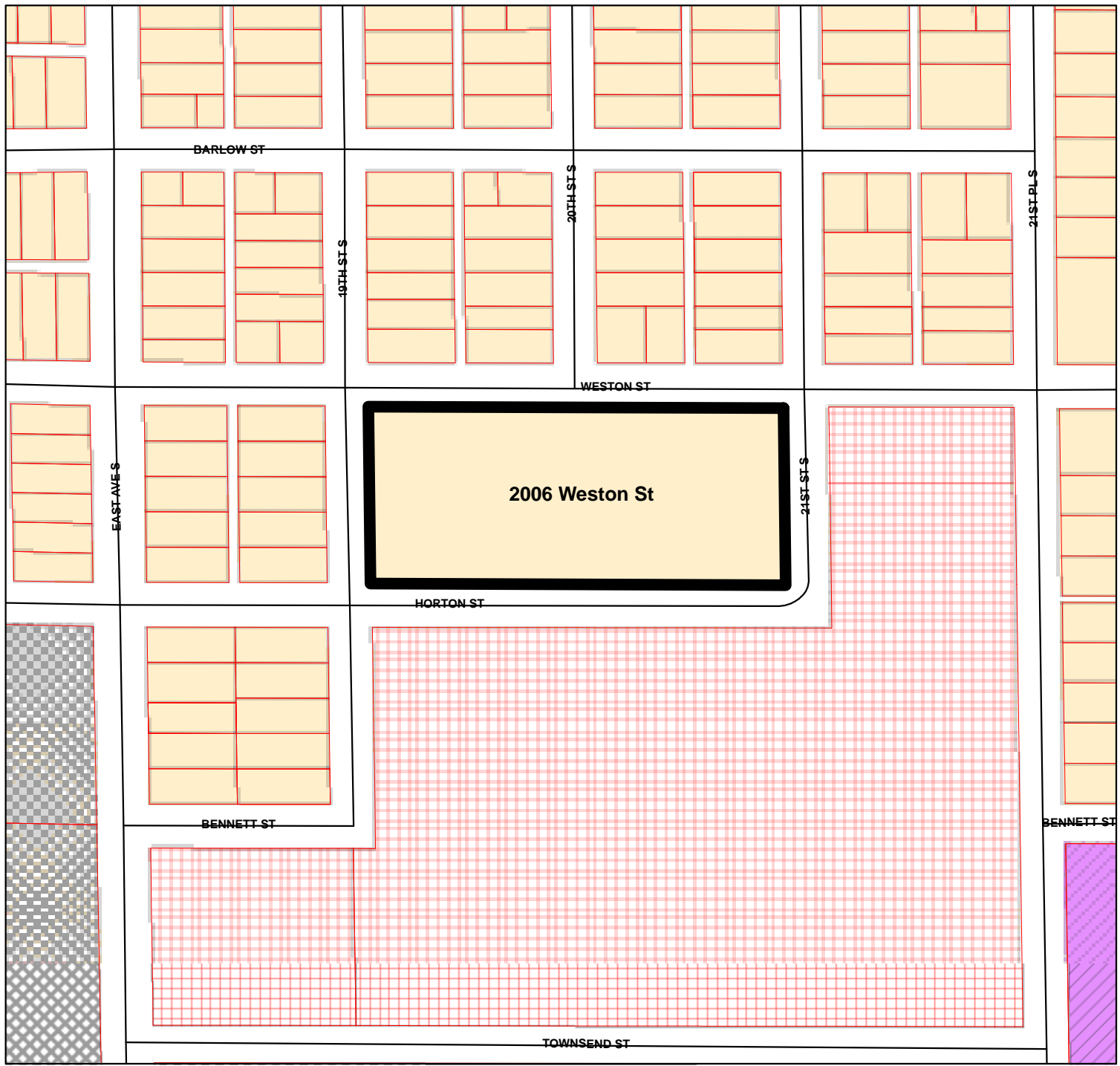


BASIC ZONING DISTRICTS

| | |
|---|---------------------------|
|  | 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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