

Agenda Item 22-0765 (TIM ACKLIN)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District - to the Multiple Dwelling District allowing for an apartment with two bedrooms at 1033 Caledonia St.

General Location

Council District 2, Lower North Side & Depot Neighborhood. The parcel is located on the SW corner of Windsor and Caledonia Streets Rose Street as depicted in attached **MAP PC22-0765**. Adjacent uses are single- and multi-unit residential, all zoned R5-Multiple Dwelling or C1-Local Business, and a school.

Background Information

The applicant is requesting to rezone the from the C1-Local Business District to the R5-Multiple Dwelling District in order to convert the existing commercial into a residential unit. Currently, the building consists of four, one-bedroom apartments and a commercial/retail space that faces Caledonia Street. The applicant states that it has been difficult to lease out the commercial space and wants to convert it to a residential unit with two bedrooms.

Recommendation of Other Boards and Commissions

N/A

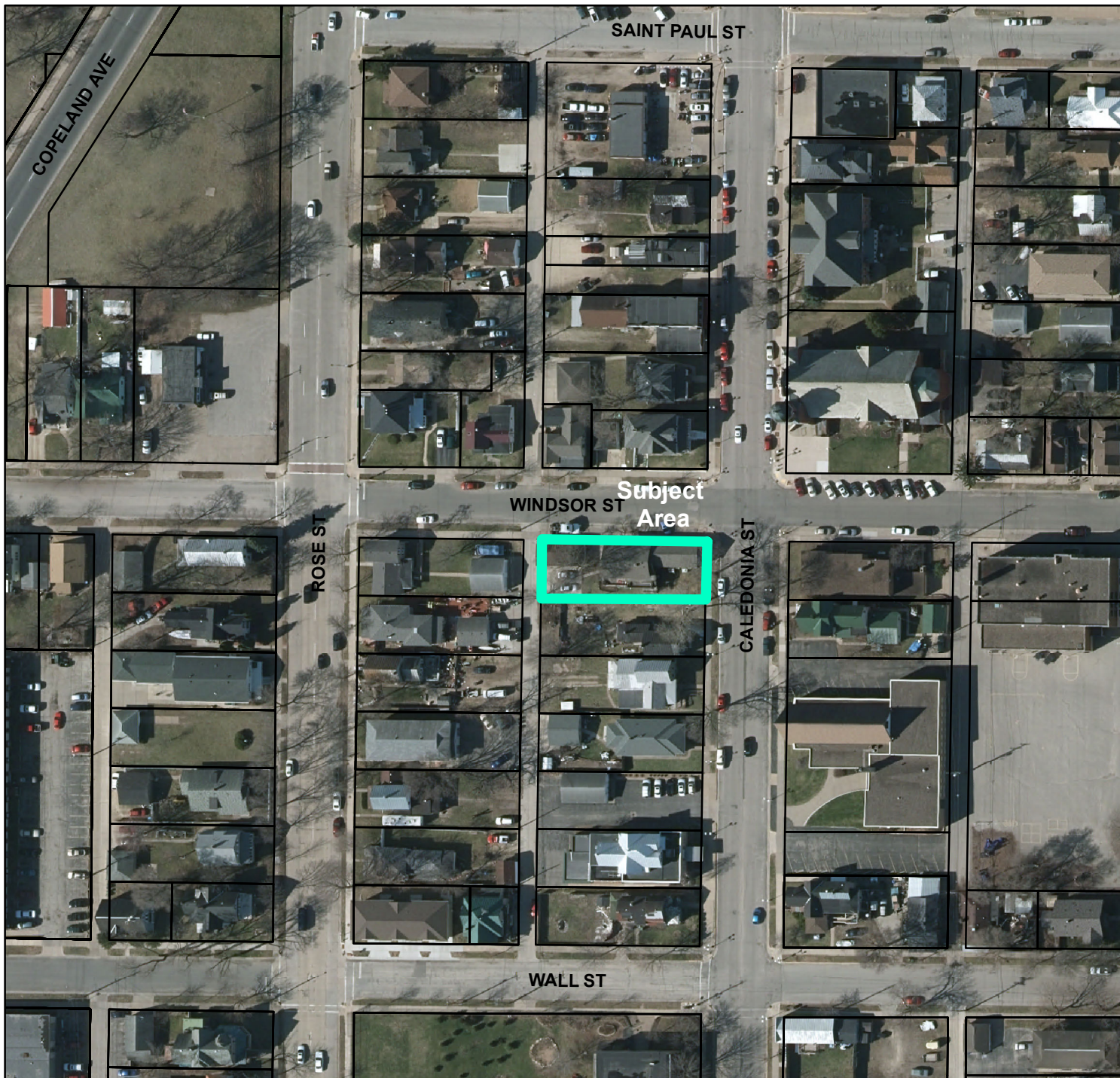
Consistency with Adopted Comprehensive Plan

The Future Land Use Map depicts this parcel as Medium Intensity Retail, Office or Housing which expects a density of 8 housing units per acre or more. At five units on a .163 acre parcel the density per acre on this parcel is 30.67 housing units which would make this zoning and development consistent with the Comprehensive Plan.

Staff Recommendation

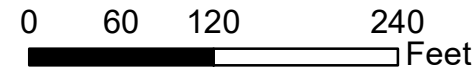
Staff has no concerns with the rezoning of this property to R5-Multiple Dwelling so that the commercial space can be used as a residential unit. Staff also has no concerns about the unit's proximity to the public sidewalk as similar rezoning requests that were approved permitted the same circumstance. Additionally, 1001 Rose Street, located a block away, was approved to be rezoned to the same zoning district for the same reason. Staff recommended this zoning district so that it would be consistent with the surrounding zoning. The applicant will have to meet the off-street parking requirement for six bedrooms. **This item is recommended for approval.**

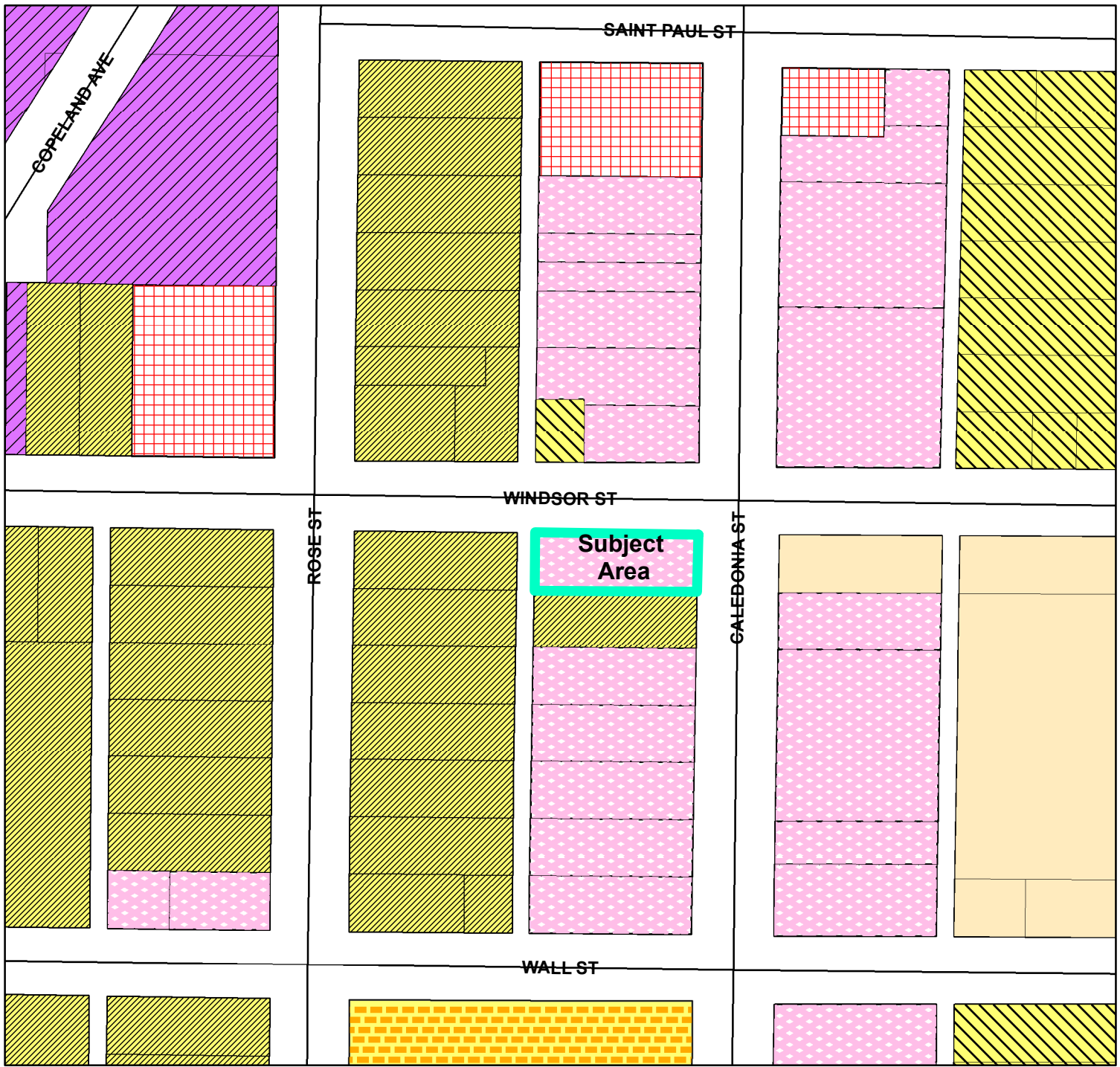
Routing J&A 7.5.22



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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