

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 1, 2021**

Ø **AGENDA ITEM – 21-0181 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to Commercial District allowing residential in upper floor at 1212 3rd St. S. (1214 & 1216 3rd St. S.).

Ø **ROUTING: J&A 3.2.2021**

Ø **BACKGROUND INFORMATION:**

The applicant would like to add a second floor and use it for a 3-bedroom residence. An attached building on the same parcel already has a second-floor apartment. While residential uses are not allowed in the M1-Light Industrial District, the existing apartment is a non-conforming use established before it was zoned M1. A rezoning is necessary for the new unit and would make the existing apartment conforming. Design review is only required on improvements that increases the property value by 50% or more. An apartment would add housing and property value without adding to impervious surfaces.

Ø **GENERAL LOCATION:**

Powell-Poage Hamilton Neighborhood, just south of Jackson St. on 3rd St. as depicted in MAP 21-0181.

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

An apartment doesn't fit in the Future Land Use Maps identification as General Industry. However, it does support the land use objective of compact growth. The building improvements would support the land use objectives of enhancing commercial corridors and stemming property deterioration.

Ø **PLANNING RECOMMENDATION:**

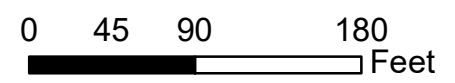
Approval – this sort of incremental development of existing buildings should be encouraged to gradually increase the intensity of building use. While the location next to a busy highway and not-so-busy railroad line isn't optimal, other buildings facing similar conditions—such as the 2219 Lofts—have contributed to the corridor's renewal. An additional unit increases the owner's income and may keep the other units affordable for existing tenants.



1212
3rd St S

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
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