

**Agenda Item 25-1326 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Low Density Multiple Dwelling District to the Commercial District, allowing for 610 Hagar Street to be combined with the adjacent parcel of the same zoning.

**General Location**

Council District 2, located near the southeast corner of the intersection of Rose and Hagar Streets in the Lower Northside and Depot Neighbors Neighborhood Association as depicted on attached MAP 25-1326. Adjacent uses include the low-density residential to the east, commercial and low-density residential to the south, low-density residential to the west and commercial to the north.

**Background Information**

The applicant, and owner of the adjacent property to the west, is requesting to rezone the subject property from the R4- Low Density Multiple zoning district to the C2-Commercial zoning district in order to demolish the existing single-family residential structure, combine the parcels, expand the existing commercial building and add off-street parking off of the alley.

See site plan attached to the legislation for more information.

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

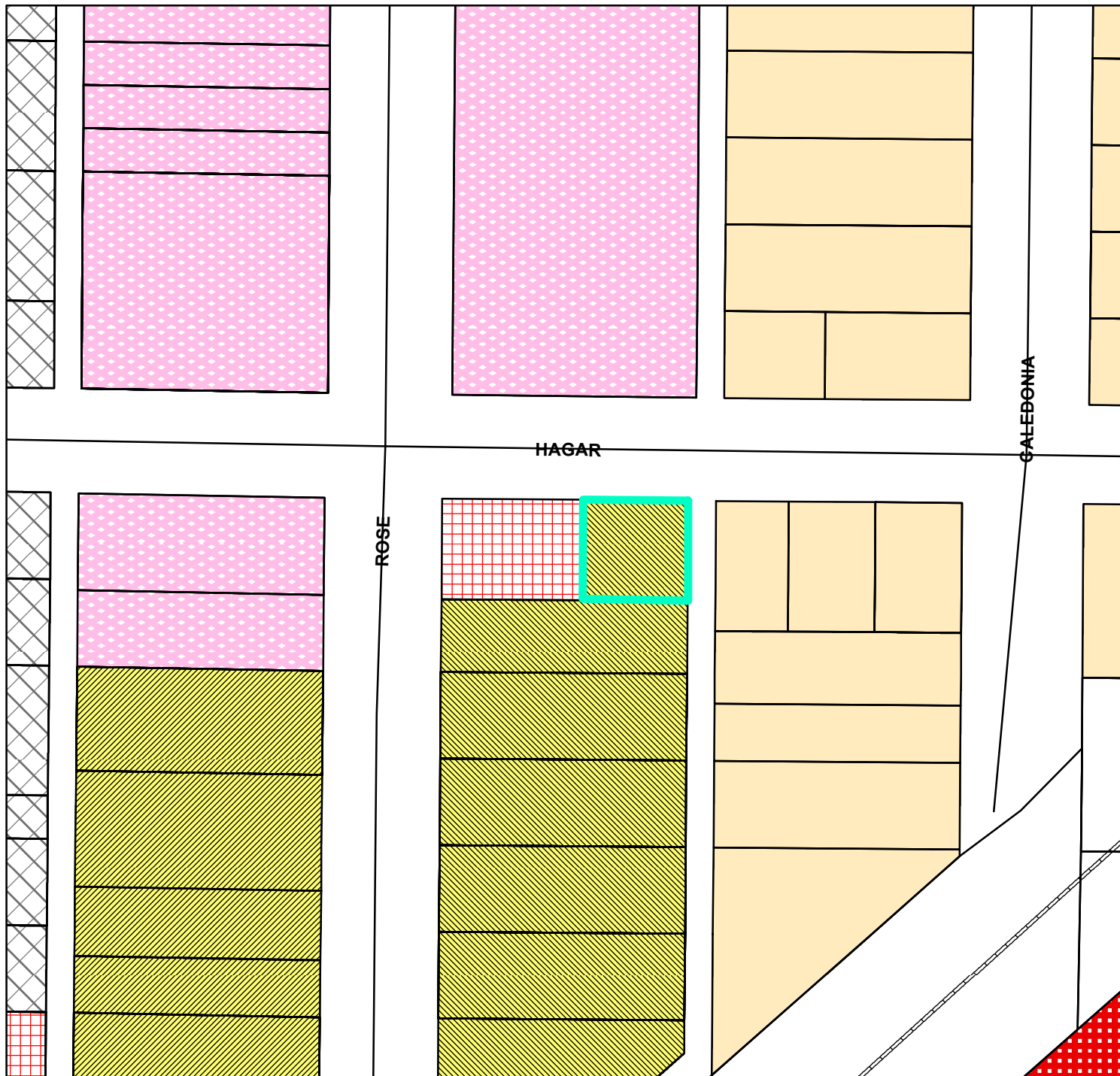
According to the Land Use Element of "Forward La Crosse" the subject parcel is located within the C3-Highway Route 53 Corridor. "Commercial" is a desirable land use within this area. Additional guidance directs people to the adopted Highway 53 Corridor Plan.

To grow and enhance the corridor as a location for people and businesses is the #1 goal in the adopted Highway 53 Corridor Plan.

**Staff Recommendation**

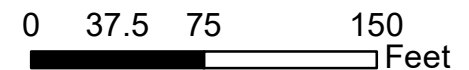
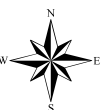
While staff typically does not support the elimination of single-family structures, its removal for expansion of an existing business in this location is supported by our adopted plans. This item is recommended for approval.

**Routing J&A 12.2.25**



# **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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0 37.5 75 150 Feet