

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 30, 2019**

➤ **AGENDA ITEM –19-1354 (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 Special Multiple District allowing for an apartment building at 1033 Caledonia St.

➤ **ROUTING:** CPC 9/30/19; J&A 10/1/19

➤ **BACKGROUND INFORMATION:**

The applicant is requesting to rezone the property depicted on attached MAP PC19-1354 from the C1-Local Business District to the R6-Special Multiple District in order to convert the first-floor retail space into an apartment.

There are currently four (5) apartments and one retail space. (Existing 6-unit building) The tenant in the retail space is vacating the space and the applicant would like to convert the retail space and one of the existing apartments into a 3-bedroom apartment. R6 zoning allows them to meet the minimum square footage lot requirement per unit.

➤ **GENERAL LOCATION:**

1033 Caledonia. One block south of Old Towne North.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map of the Comprehensive Plan depicts this parcel as Medium Intensity Retail, Office, or Housing. R6-Special Multiple District in zoning is in conformance with this land use designation.

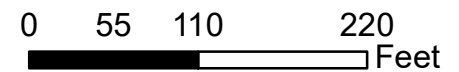
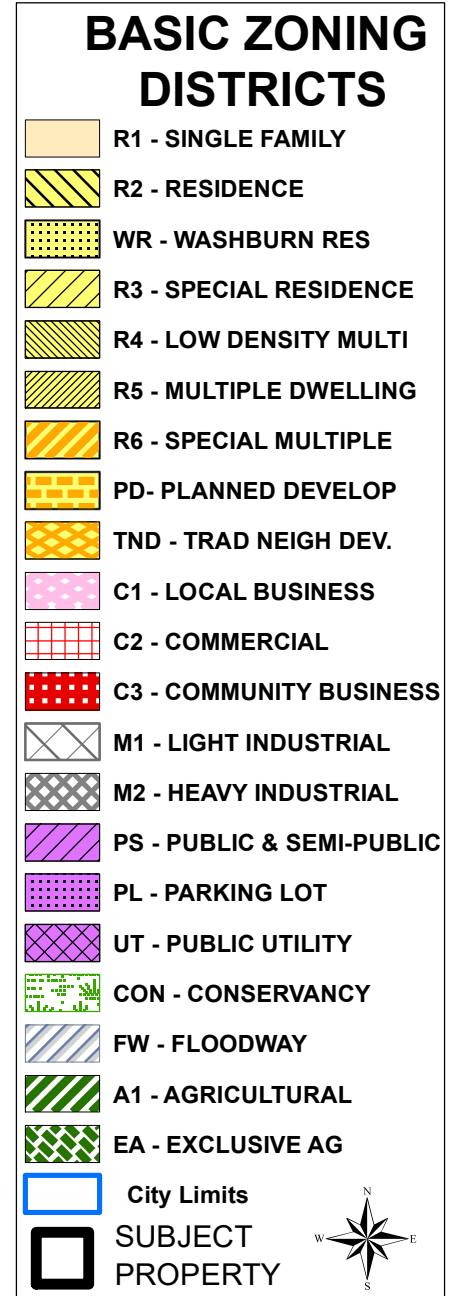
➤ **PLANNING RECOMMENDATION:**

Staff has no concern with the rezoning of the property for the applicant to convert the retail space into an apartment. The main concern is parking. The applicant will be required to provide parking for the entire building per Section 115-393(c) of the Municipal Code.

(c) When the intensity of use of any nonresidential building, structure or premises is increased through the addition of dwelling units, storage, seating capacity or other units of measurement specified herein for required parking facilities, parking facilities as required herein shall be provided for such increase in intensity of use. When the intensity of use of any residential structure or premises is increased through the addition of dwelling units or other units of measurement specified herein for required parking facilities, off-street parking spaces shall be provided not only for the increase in the intensity of use but also for the dwelling units which existed prior to the increased intensity of use

Since no work is being done to the exterior of the building, or any new exterior construction, the applicant will be required to provide 1.5 spaces for each dwelling unit of 2 or less bedrooms. If any unit has more than 2 bedrooms they must provide a parking space for each additional bedroom. This means the applicant will have to provide nine (9) off-street parking spaces for a seven (7) bedroom complex. Currently the applicant has approximately five (5) surface spaces and a detached garage that is unclear if it can be used for parking. The applicant does have what looks like customer parking along the Windsor Street for the retail space but that will not be permitted to be used for their off-street parking requirement. The applicant may need to apply for a variance from the Board of Zoning Appeals if they are unable to provide all of the required off-street parking.

The owner is not increasing the size of the building and reducing the total number of units in the building. Additionally, this zoning is consistent with the Comprehensive Plan. **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

