

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 4, 2020**

➤ **AGENDA ITEM – 20-0450 (Andrea Schnick)**

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 Multi-Family District allowing multi-family development at 207-213 Rose Street.

➤ **ROUTING:** CPC 5/4/2020; J&A 5/5/2020

➤ **BACKGROUND INFORMATION:**

These parcels are currently single-family residential (rental units) dwellings zoned C-1. The prospective owner/developer would like to rezone for multi-family development. The properties are located on a block with a mix of residential and commercial properties.

The potential sent a letter to neighbors on 4/29/2020, with the intent to address their concerns, which is attached to this legislation. They have not yet worked with an architect on renderings of the elevations but intend to do so if/when this rezoning amendment is approved. Due to the neighborhood objections, approval of this would require a $\frac{3}{4}$ majority vote.

➤ **GENERAL LOCATION:**

207 Rose Street and 213 Rose Street. These parcels are in the Lower Northside and Depot Neighborhood Association. These parcels are also included in the proposed Monitor Street Neighborhood Center Overlay District.

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

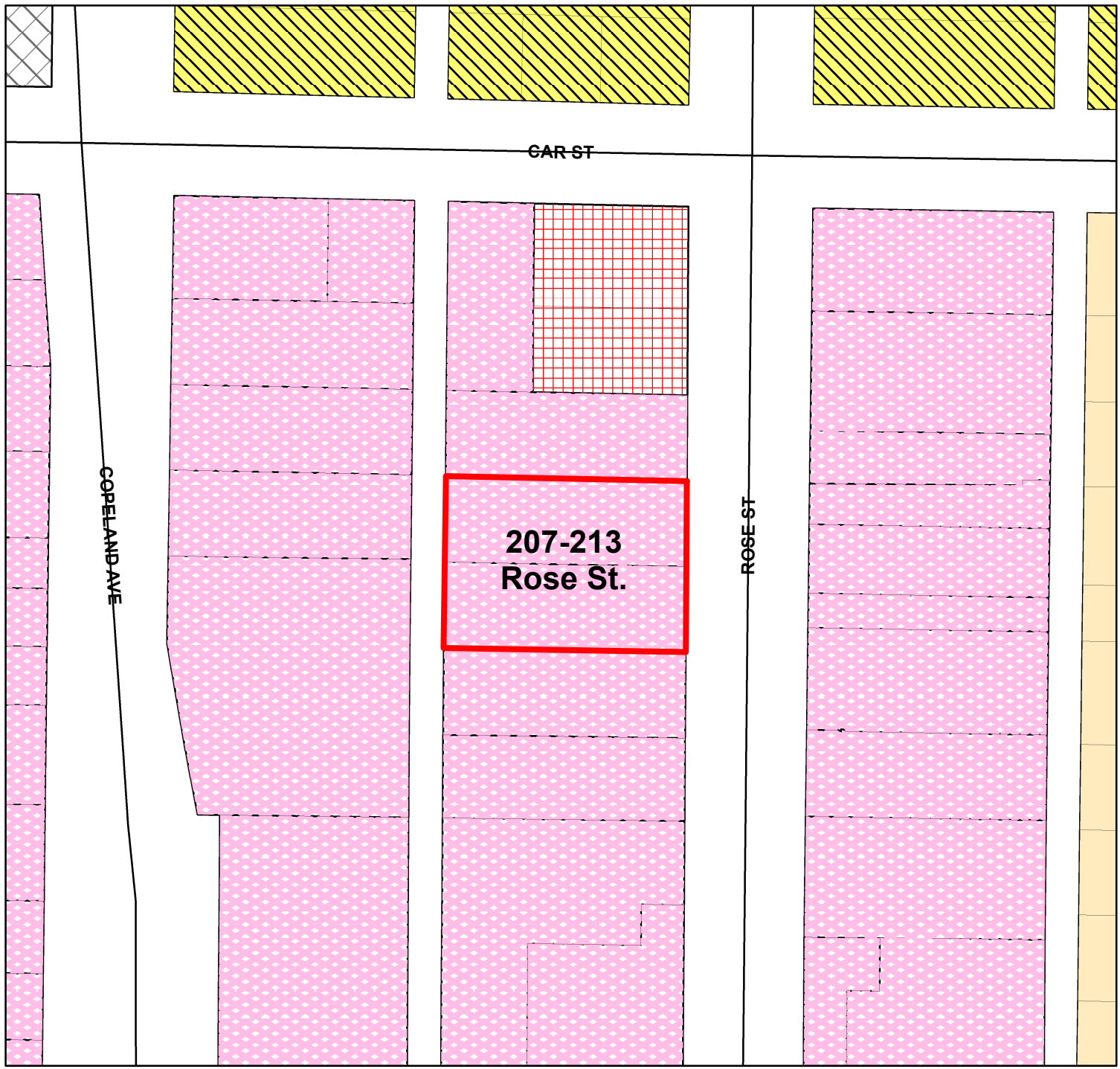
This item was referred at the 4/9/2020 Council meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Future Land Use is High Intensity Retail, Office and Housing. An increase in density here would be consistent with the Comprehensive Plan. This category is similar to the Medium Intensity Retail, Office and Housing category except that the density and intensity of land development are expected to be greater. The density of housing in this category is expected to be greater than 10 housing units per net acre. It allows for mixed- and multiple-land uses, with major consideration given to creating attractive pedestrian spaces and streetscapes, and shared or public open spaces.

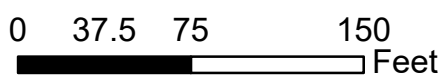
➤ **PLANNING RECOMMENDATION:**

Planning Staff recommends 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


























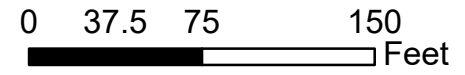
PC20-0450



207-213
Rose St.

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



PC20-0450