

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 1, 2016**

➤ **AGENDA ITEM - 16-0057 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Commercial District to the Washburn Residential District at 1021-1023 4th St. S. allowing for residential home.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would transfer the property depicted on attached MAP PC16-0057 from the C2-Commercial District to the WR-Washburn Residential District. The applicant is requesting a rezoning in order to renovate the property into a single family home. The building is currently duplexed with one unit vacant, and previously used as office space, and the other being used as an apartment. Washburn Residential was recommended by staff in order to be consistent with surrounding zoning.

➤ **GENERAL LOCATION:**

1021-1026 4th Street S

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map in the City's Comprehensive Plan depicts this area as Traditional Neighborhood Development. A mix of single and multi-family housing is a characteristic of this type of land use.
























➤ **PLANNING RECOMMENDATION:**

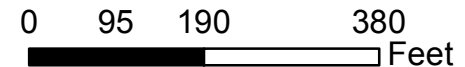
This Ordinance is recommended for approval.

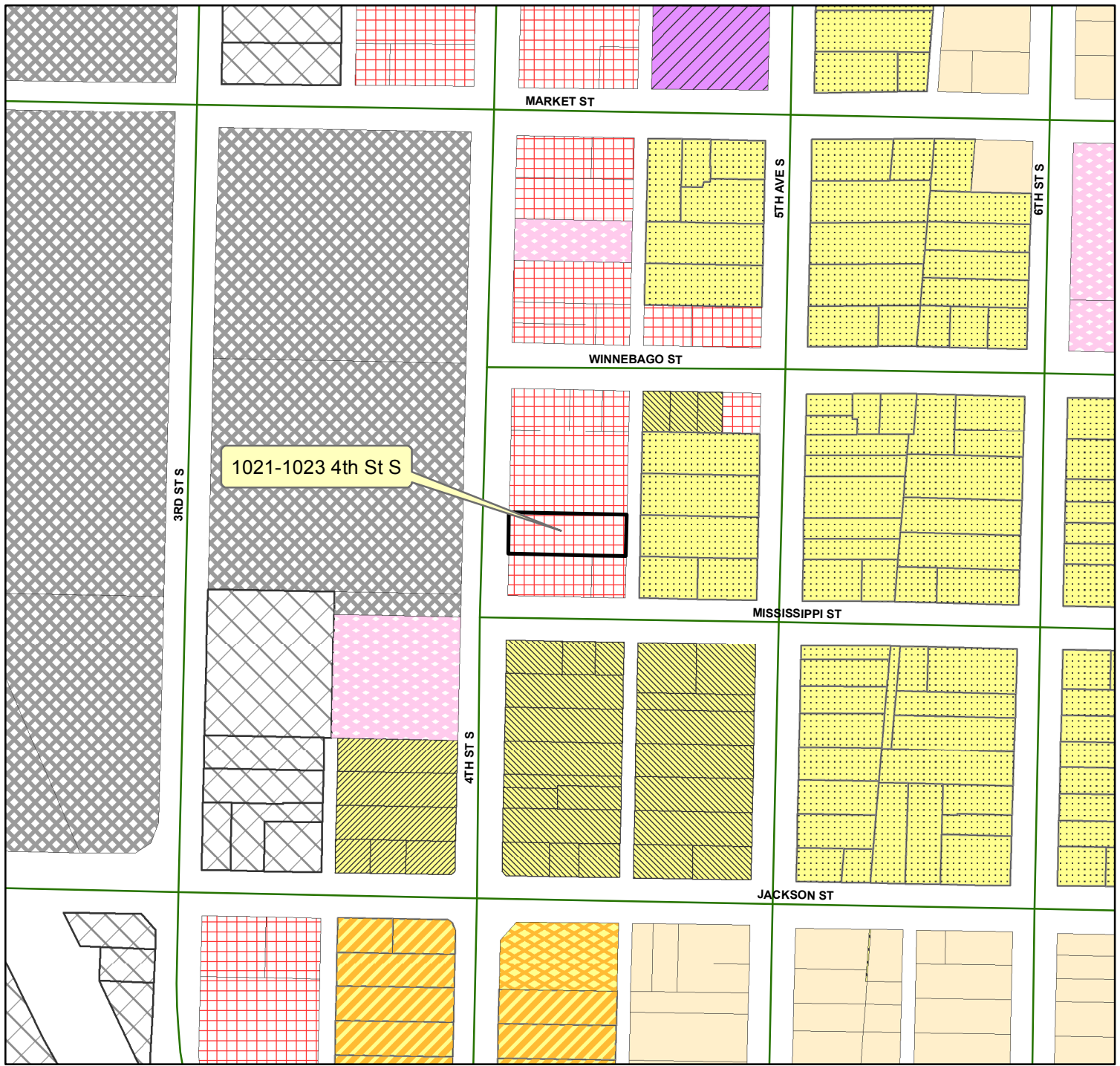


1021-1023 4th St S

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
-  SUBJECT PROPERTY





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