Agenda Item 26-0726 (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 Light Industrial District to the Commercial District, allowing for a mix of residential and commercial uses within the building at 2423 & 2425 16th St. S and 1613 & 1617 Chase St.

General Location

Council District 11. Located at the NE corner of 16th Street S and Chase Street as depicted on attached Map PC26-0726. The property is surrounded by low-density residential to the south, industrial to the north and east, and low-density residential and Trane Park to the west.

Background Information.

The applicant recently purchased the property and is requesting to have it rezoned from the M1-Light Industrial District to the C2-Commercial District to allow for an existing upper floor residential unit to be openly rented. Under Light Industrial zoning the existing residential unit can only be rented to the property owner, caretaker, or a nightwatchman that is employed on the property. This restriction makes it difficult for the property owner to rent. In addition to the upper floor residential unit the property includes several tenant spaces that are used for a mix of office, warehousing, and commercial.

The existing uses would be permitted in C2-Commercial zoning.

Recommendation of Other Boards and Commissions

N/A

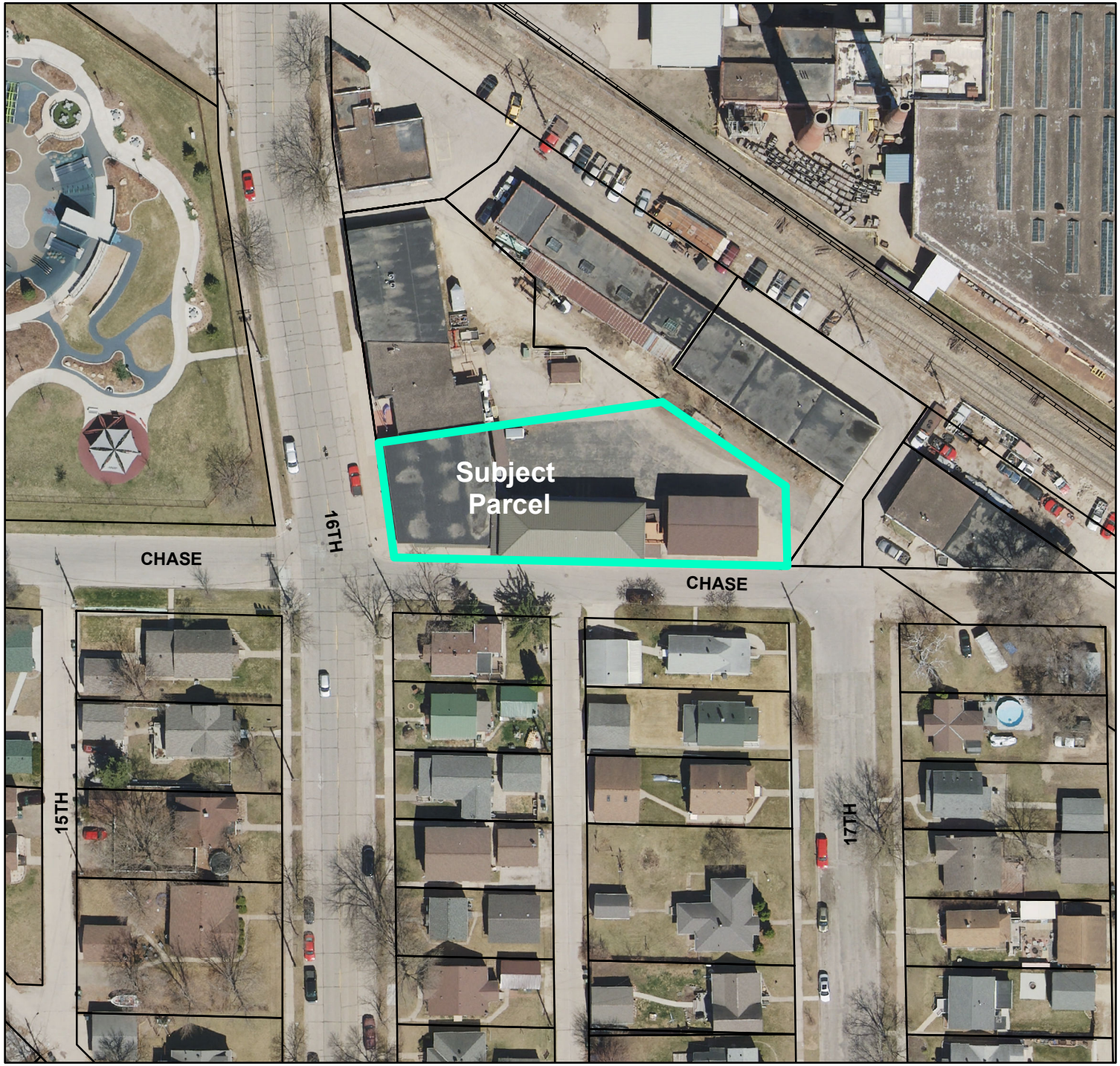
Consistency with Adopted Comprehensive Plan

This property is located within the D-10 Trane and Chart District. Low-Intensity Mixed Use is considered as “Allowable”, or appropriate, use within this area.

Staff Recommendation

With the exception of upper floor residential, anything permitted in C2-Commercial is also already permitted in M1-Light Industrial so rezoning the property would not allow for any undesirable uses not already allowed. It will allow for opportunities for residential. **This item is recommended for approval.**

Routing J&A 8.5.26



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

0 37.5 75 150 Feet

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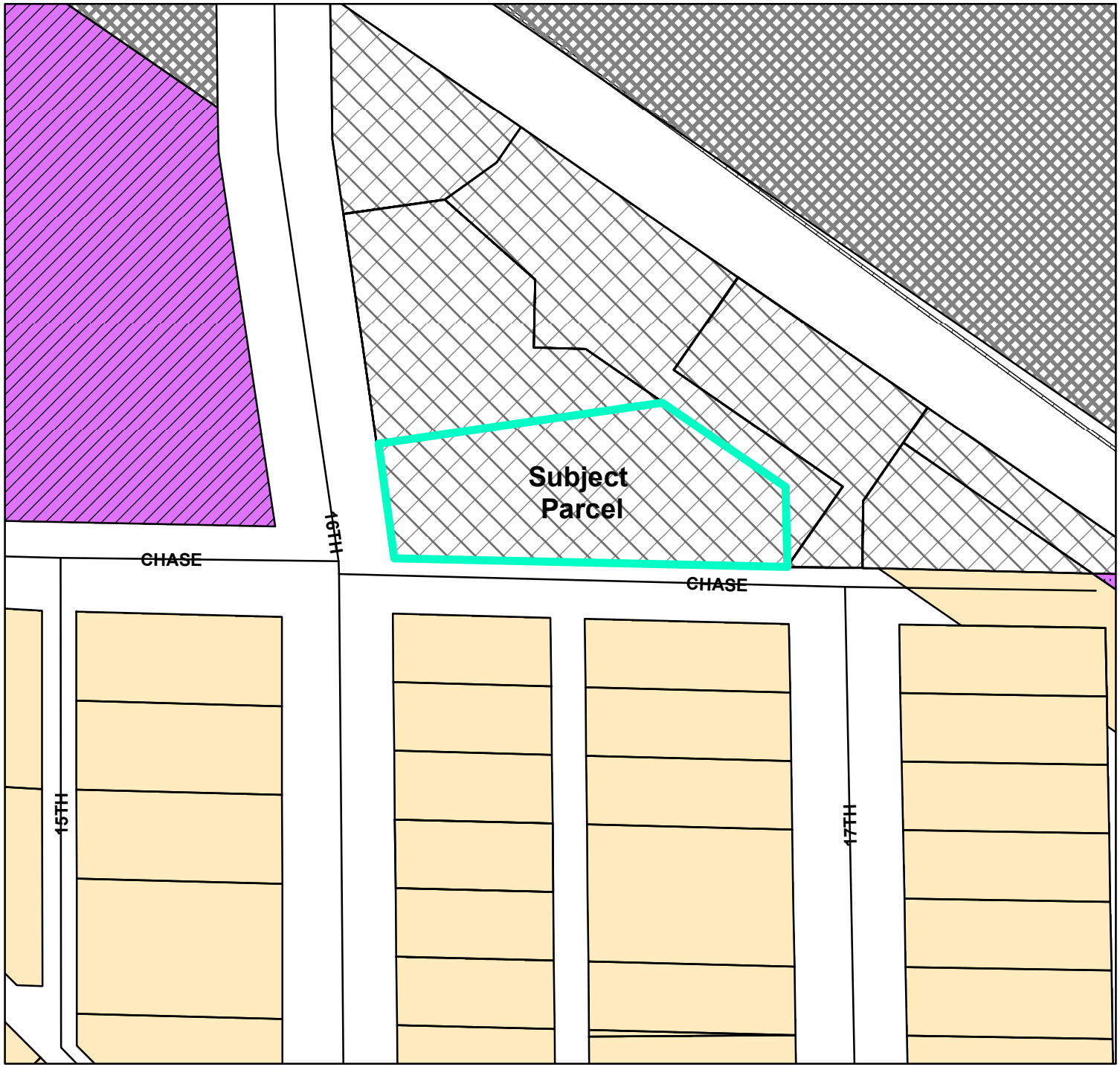

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