Agenda Item 26-0697 (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 Commercial District to the Residence District, allowing for redevelopment of the building into a duplex at 1705 & 1707 16th St. S.

General Location

Council District 10. Located just south of the intersection of Green Bay Street and 16th Street S as depicted on attached Map PC26-0697. The property is primarily surrounded by low-density residential with some light industrial located to the west along Green Bay Street.

Background Information.

The applicants, and new owners of the property, are requesting to rezone the property from C1-Local Business District to the R2-Residence District to convert the ground floor commercial space into a residential unit and create a duplex. There is already an existing upper floor residential unit. The applicants also state in their application that they intend to make several exterior improvements to the property including painting, new windows, and landscaping.

Recommendation of Other Boards and Commissions

N/A

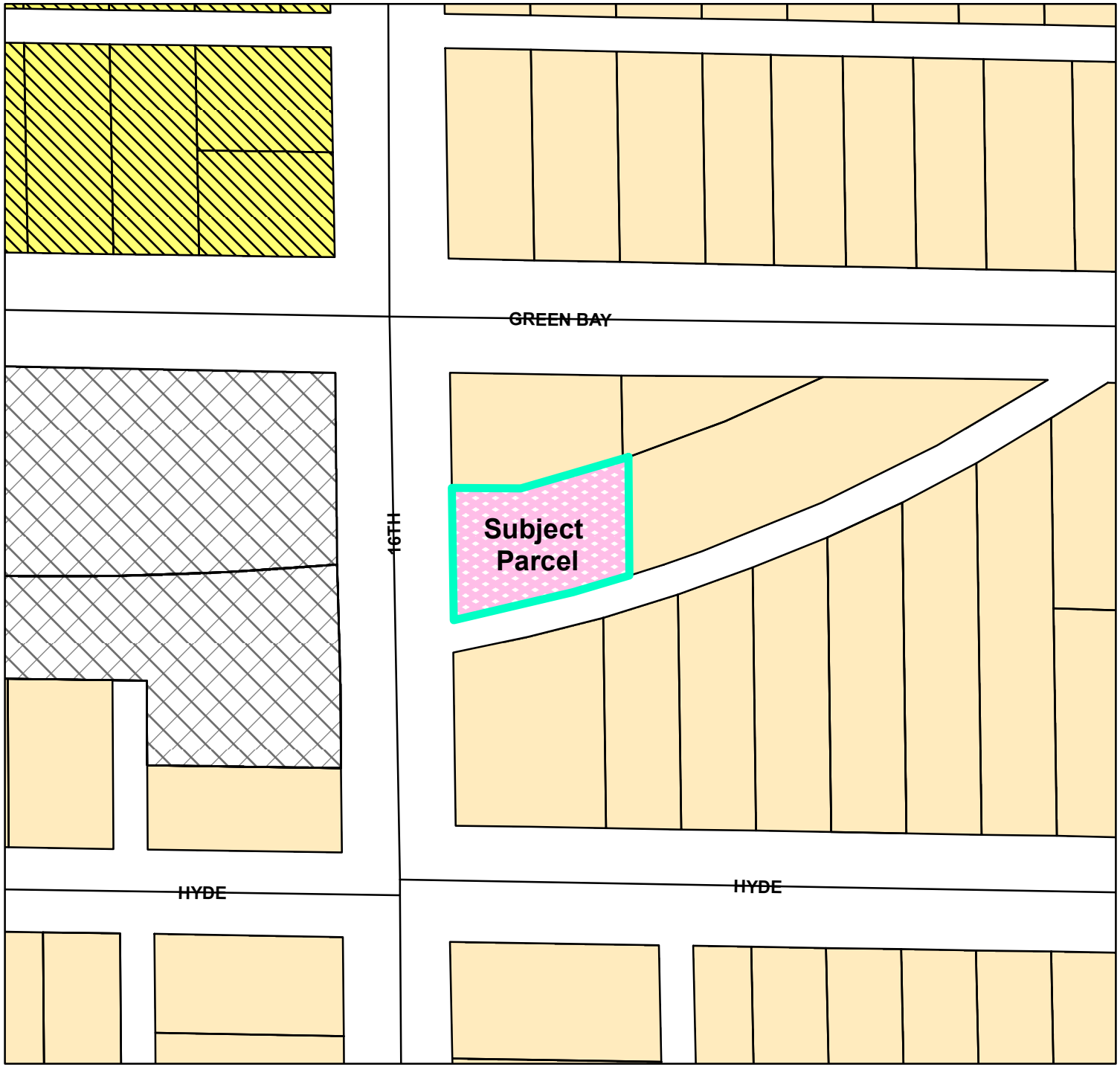
Consistency with Adopted Comprehensive Plan

This property is located within the N-14 Spence Neighborhood. Low-Density Residential is considered an “Allowable”, or appropriate, use within this neighborhood.

Staff Recommendation

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

N W E S

0 37.5 75 150 Feet

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