

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
September 28, 2020**

➤ **AGENDA ITEM – 20-1295 (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 Residential District to the Traditional Neighborhood District allowing multi-use residential and commercial space at 1601 Rublee St.

➤ **ROUTING:** J&A 9/29/2020

➤ **BACKGROUND INFORMATION:**

The applicant is requesting to rezone the parcel depicted in attached MAP PC20-1295 from the R1-Single Family District to the Traditional Neighborhood Development-Specific District in order to use the building for a mixture of residential and office.

The building was originally built as a passenger depot for the railroad in 1929. It is 7,300 sq. ft. The previous owners had converted the lower floor to residential and commercial offices and residential on the second floor. The commercial office space was used by a law firm.

Since purchasing the property, the applicant has moved into the ground floor residential unit. Their future plans include remodeling the lower level into no more than three residential units and remodeling the second floor to be used for office space or residential units. Their primary request is to retain the office space but would like the flexibility to convert the second floor to all residential if needed.

The applicant has provided aerials with areas marked out for proposed parking areas. They have also indicated that all parking areas will be covered in gravel. There was no indication of the number of parking space being proposed.

➤ **GENERAL LOCATION:**

1601 Rublee St. Near the intersection of Rublee St, Onalaska Ave, and Credit Union Ct.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

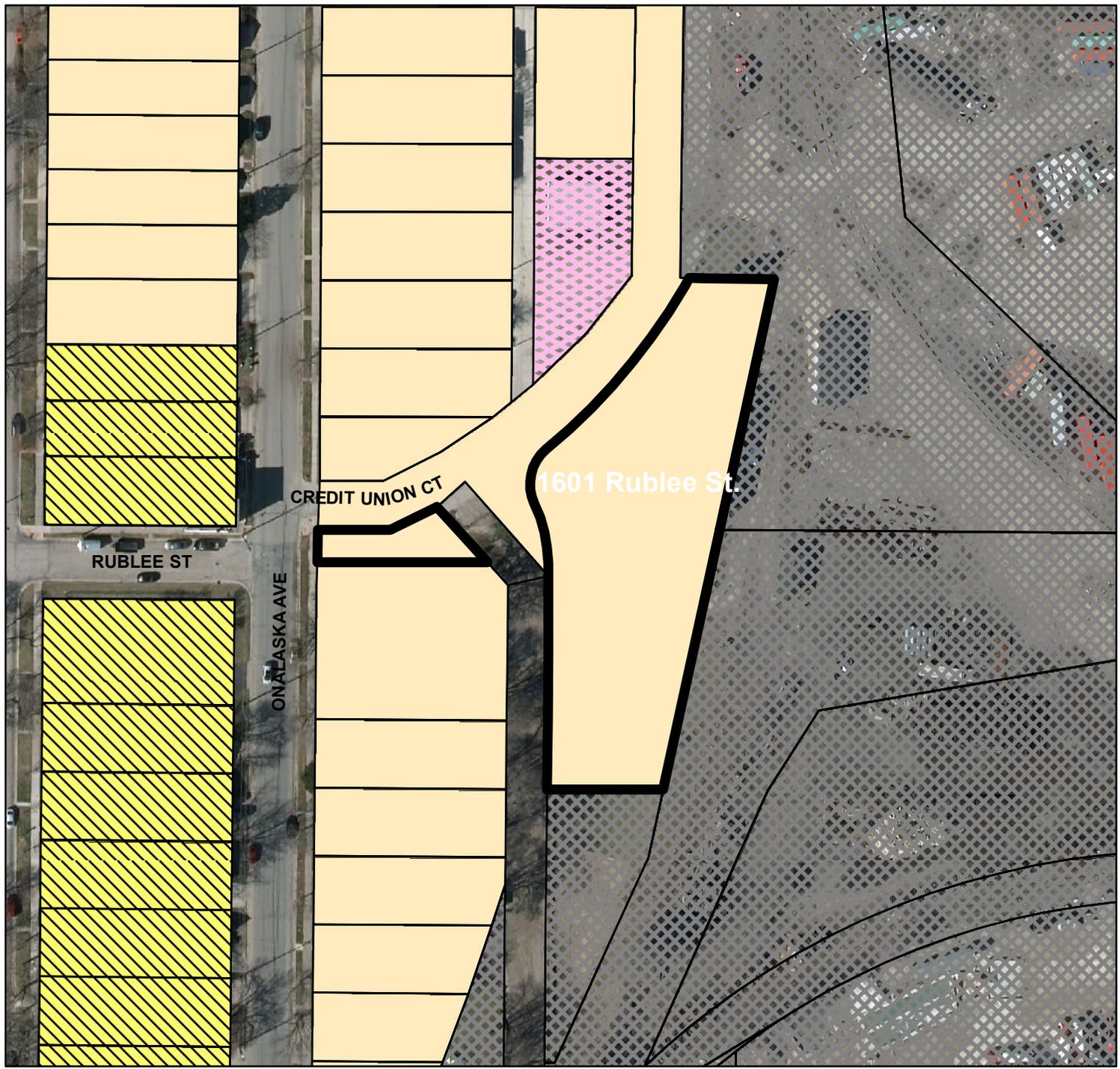
The proposed use of this property is not consistent with the Future Land Use Map. The FLUM depicts this parcel as GI-General Industry which includes railroad service, heavy truck traffic, extensive outdoor storage, noise and odors, etc.

➤ **PLANNING RECOMMENDATION:**

While the proposed zoning and use is not consistent with the Comprehensive Plan, it is compatible with the residential uses to the west. As the building was previously used for both office and residential, staff has no issues with the owner having the flexibility to maintain the existing office and residential spaces or convert the whole building to residential if needed. Staff does feel that a more permanent parking lot plan is needed for the building rather than gravel lot with an undetermined number of spaces.

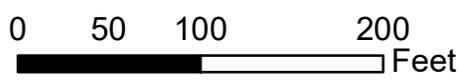
**This item is recommended for approval with the following conditions:**

- 1) A parking lot plan is submitted to the Planning Department for approval.**
- 2) Must include curb and gutter.**
- 3) Must meet the drive aisle and parking space dimensions required in the City's design standards.**
- 4) Must provide 1 space per residential unit and the parking requirement for professional office space which is 1 space for every 300sq. ft. of office space.**



## 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
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