

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 28, 2021**

Ø AGENDA ITEM – 21-0846 (Erin Duffer)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Multiple Dwelling District allowing for a residence at 1740 State Street.

Ø ROUTING: J&A 6.29.21

Ø BACKGROUND INFORMATION:

The applicant is requesting a change in zoning to R5- Multiple Dwelling for the parcel to be properly zoned for a residence. This parcel, as depicted on attached **MAP 21-0846**, is currently zoned C2- Commercial. This home was originally constructed in 1925 and has been a single-family home residence since. The applicant would like to make improvements on the property and cannot do so unless it is rezoned since it is a legal nonconforming use. This property has been zoned as C2-Commercial since at least 1989 and likely was before that.

Ø GENERAL LOCATION:

1700 block of State Street. Near intersection of State and Campbell Rd.

Ø RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:

None

Ø CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

The proposed zoning of R5- Multiple Dwelling is consistent with the Future Land Use Map's designation of Medium Intensity Retail, Office or Housing (MIR), even if the use is not.

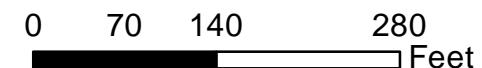
Ø PLANNING RECOMMENDATION:

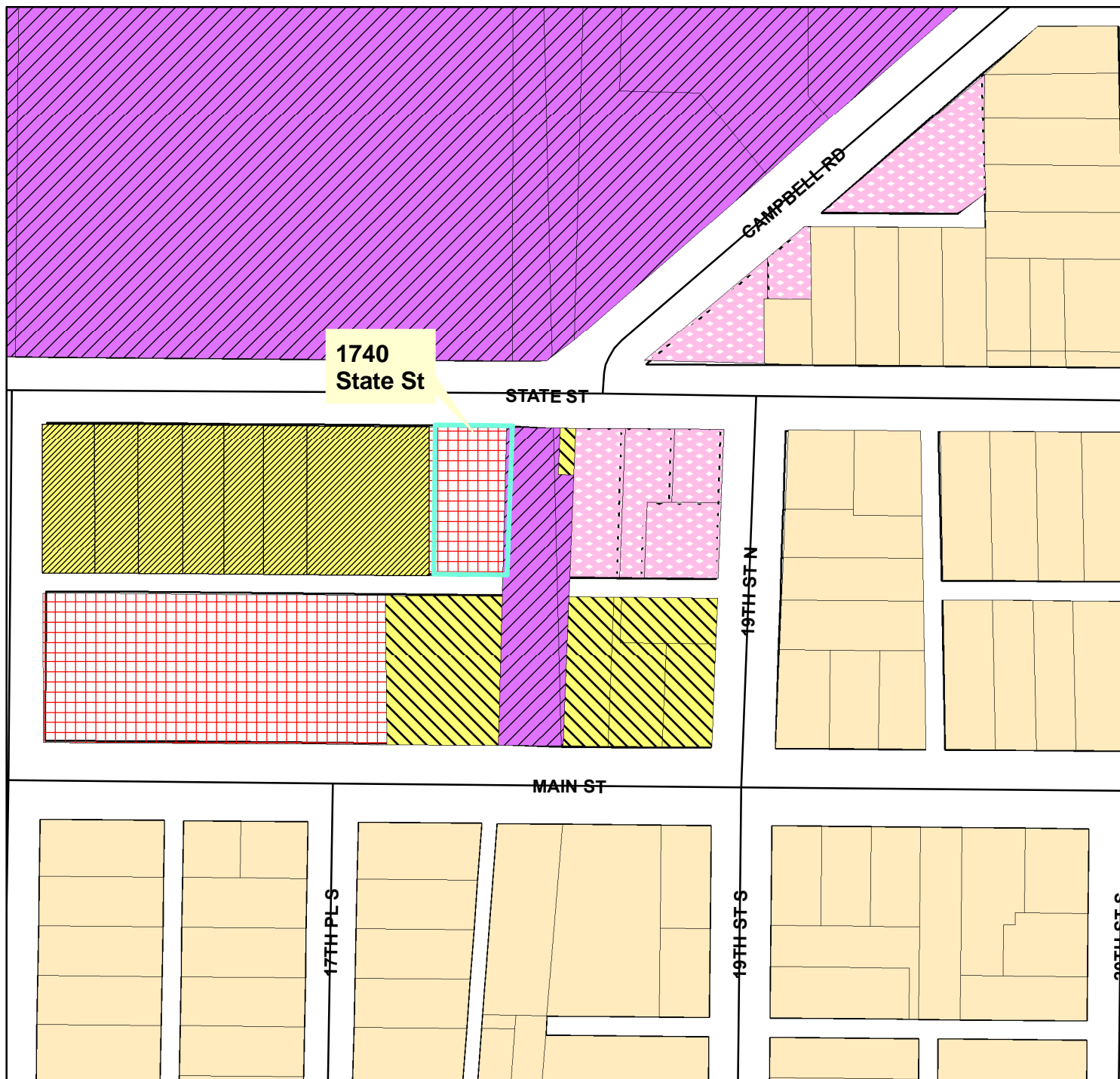
Rezoning this property to R5- Multiple Dwelling is consistent with the Future Land Use objective and would bring this parcel into conformance with the Comprehensive Plan, as well as allow the applicant to make proper improvements to the home. **Planning staff recommends approval.**



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





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