

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 29, 2021**

➤ **AGENDA ITEM – 21-1568 (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 Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing for a 4-unit townhouse building at 618 and 624 Jackson St., and 1004 7th St. S.

➤ **ROUTING:** J&A 11.30.2021

➤ **BACKGROUND INFORMATION:**

The applicant is requesting to rezone the property depicted in attached **MAP PC21-1568** from the Traditional Neighborhood Development-General zoning district to the Traditional Neighborhood Development-Specific zoning district in order to construct a 4-unit townhouse building. The applicant has been working with the Community Development Block Grant staff for almost a year to purchase the property and they already have plans approved by the Community Development Committee and the Design Review Committee.

The applicant is constructing the building so each unit may be sold as separate owner-occupied units. They intend to market them to employees of the nearby institutions, such as Viterbo, Mayo, and Gunderson. If the applicant would not be able to sell them they would make them available to rent.

As part of their application the applicant is requesting a waiver of one off-street parking space. The applicant is required to provide eight (8) parking spaces since each unit has two bedrooms. One of those spaces is required to be an ADA parking space. The applicant had to use one of the eight spaces to meet the size requirement for an ADA parking space, thus reducing the number to seven that can be accessed off of the alley. The applicant has stated that there is street parking on 7<sup>th</sup> Street should it be needed.

This project was brought before the Powell-Poage-Hamilton and the Washburn Neighborhood Associations and no concerns were expressed.

The approximate price point for each unit is:

- Sale Price- \$150,000
- Rent- \$1,100/month

Plans for the development are attached to the legislation.

➤ **GENERAL LOCATION:**

Former Plaid Pantry Site at 7<sup>th</sup> & Jackson Streets. Powell-Poage-Hamilton Neighborhood. Aldermanic District 9.

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

The Common Council approved rezoning to Traditional Neighborhood Development-General for multi-family at their September 2019 Council cycle.

The Community Development Committee approved a Developers Agreement with the applicant on this property at their June 22, 2020 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map in the Comprehensive Plan depicts this parcel as Traditional Neighborhood Development which includes a variety of housing unit types and densities, along with small-scale retail and service businesses. Some buildings may have both businesses and housing units. Buildings are set close to the sidewalk with parking located behind buildings. Streets are narrow and include sidewalks and boulevard trees. Parks and other public spaces are integrated with other land uses. This land use encompasses existing traditional neighborhoods and high-amenity or high-activity locations such as near downtown and major institutions. The density is expected to be greater than 4 housing units per net acre and will include a mix of single and multi-family housing.

This proposal calculates out to over 19 units per acre and is built close to the sidewalk.

➤ **PLANNING RECOMMENDATION:**

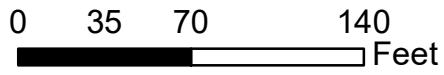
Planning staff has been working with the applicant to develop owner-occupied, “missing middle” type housing in an area where it is needed and has no concerns with the requested waiver. **This item is recommended for approval with the requested waiver of one parking space.**



## 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
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