

Agenda Item 22-1160 (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 Multiple Dwelling District allowing for the creation of affordable housing units at 811 Monitor St.

General Location

Marine Credit Union Building. Located on the northeast corner of the intersection of Avon and Monitor Streets. Lower Northside and Depot Neighborhood Association. Aldermanic District 3.

Background Information

This item is also related to legislation item 22-1171. The applicant (City of La Crosse) is requesting to rezone the property from the M1-Light Industrial zoning district to the R5-Multiple Dwelling zoning district in order to convert the existing office building into approximately 20-30 apartments. The intent is to be able to provide additional, affordable, and quality workforce housing for low-to-moderate income households. The need for such housing has been identified in the 2020-2024 Consolidated Plan as the largest challenge within the city. Should an emergency order be declared by City officials the property may be also used as an emergency shelter for those experiencing homelessness.

A Letter of Map Revision has been issued on this property stating that it has been removed from the floodplain, A copy of this letter is attached to the legislation.

Recommendation of Other Boards and Commissions

The Community Development Committee approved acquisition of this property at their September 13, 2022 meeting.

Consistency with Adopted Comprehensive Plan

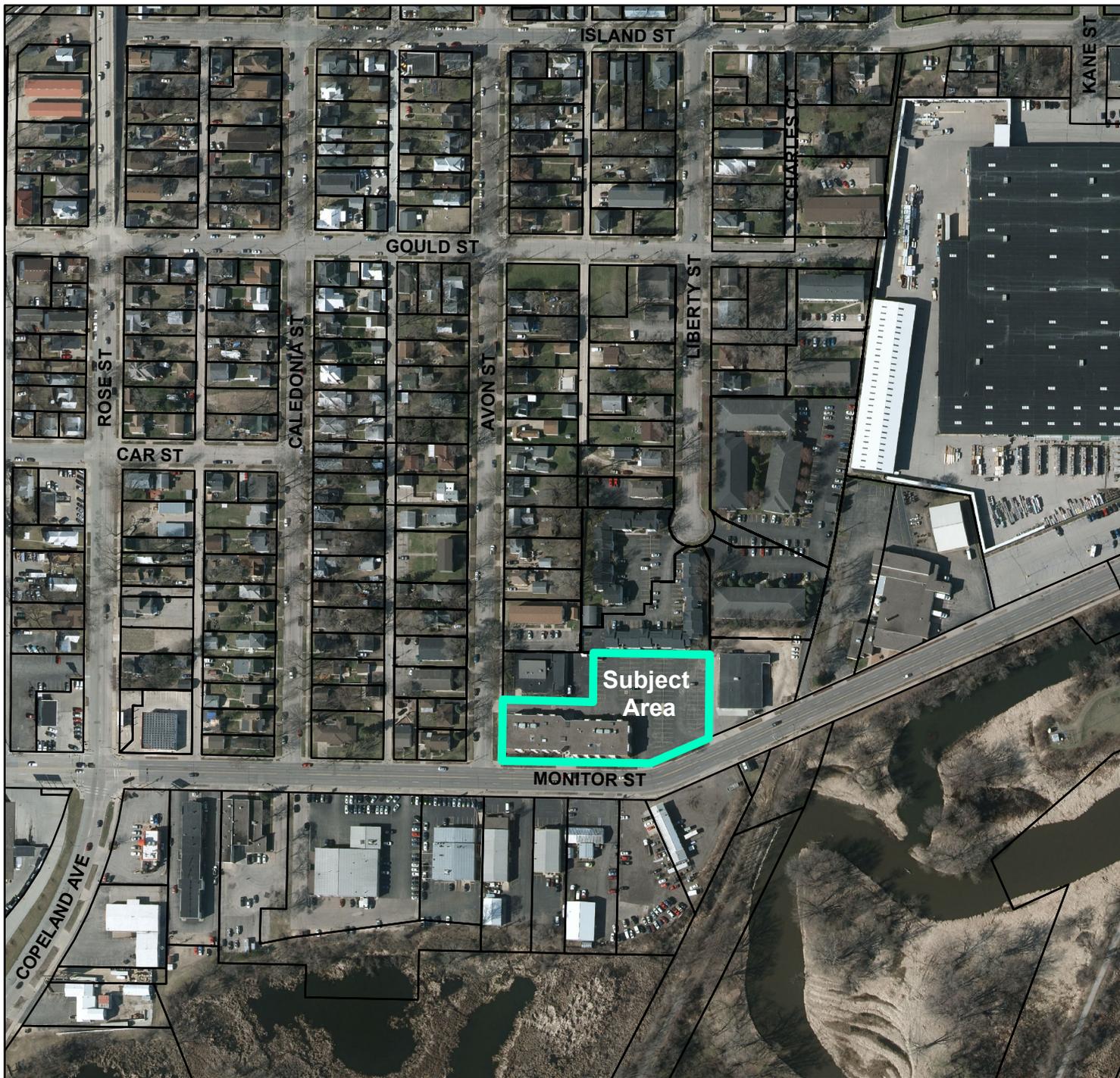
This parcel is designated as "High Intensity, Retail, Office, or Housing" on the Future Land Use Map in the Land Use Element of the Comprehensive Plan. This category allows for mixed- and multiple-land uses, with major consideration given to creating attractive pedestrian spaces and streetscapes, and shared or public open spaces. The density and intensity of land development is expected to be greater than 10 housing units per net acre. With 30 proposed units on a 1.504-acre parcel, the number of housing units per acre is 19.94 which makes the proposed zoning and development consistent with the Comprehensive Plan.

Establishing a mix of housing options, sizes, prices, styles, and tenancy is a major objective in the Housing Element of the Comprehensive Plan.

Staff Recommendation

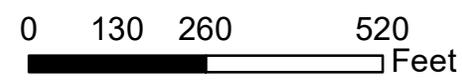
The proposed zoning and use are consistent with surrounding neighborhood. The properties located directly west across Avon Street and to the north of the subject property are all zoned R5-Multiple Dwelling zoning, with the exception of one building that is zoned M1-Light Industrial. Additionally, these properties are all residential in use, including several multi-family buildings. Lastly, the proposed zoning and use is in conformance with the comprehensive plan. The need for quality, affordable workforce housing has become a high priority in La Crosse and preliminary community feedback during the process to update the comprehensive plan support this effort. **This item is recommended for approval with the condition that the zoning only goes into effect upon sale of the property to the City of La Crosse.** Staff is also requesting consideration of the connection of Liberty Street to Monitor Street should the opportunity arise in the future.

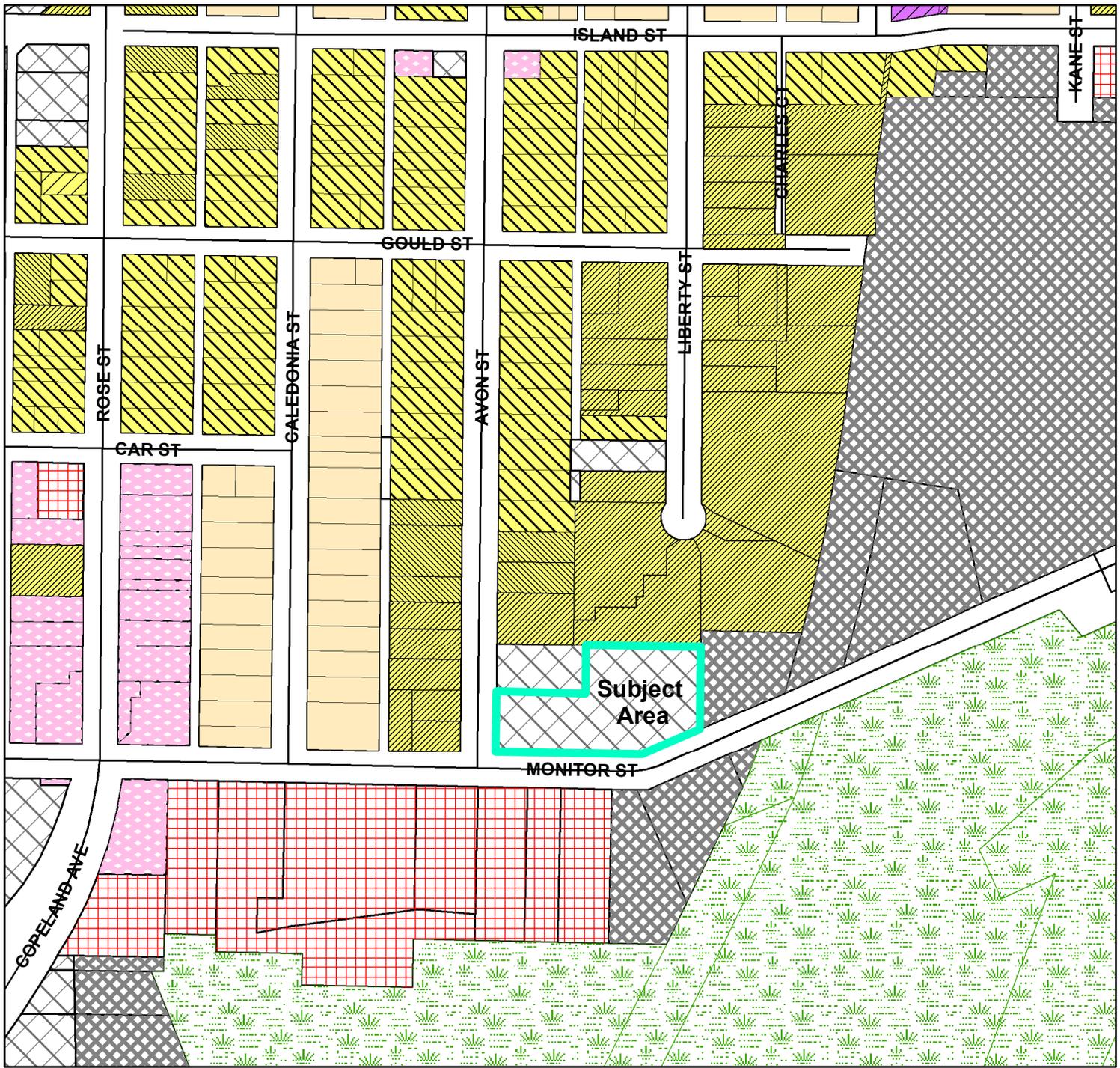
Routing J&A 10.4.2022



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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