

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
June 4, 2018**

➤ **AGENDA ITEM – 18-0684 (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 Planned Development District - General and Public and Semi-Public District to the Planned Development District - Specific allowing multi-family residential housing and community center at 733 and 833 Kane Street.

➤ **ROUTING:** J&A, Public Hearing 6/5/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

In 2016 the applicant submitted preliminary plans to development approximately 50 units of affordable housing and a public community center on Kane Street (former Community Garden) and on St James Street adjacent to the existing Community Garden. Their conceptual/general plans were approved by the Common Council. Through the design review process floodplain requirements, site limitations, and increased construction costs have forced the applicant to revise the scope and site layout.

The revised plans will still provide 50 units of residential consisting of 14 one-bedroom units, 16 two-bedroom units, and 20 three-bedroom units. They will also still include a community center. The major change in the plans includes the elimination of the lots for the residential units and community center on St James Street and land swapping with the City/Community Garden for a portion of their parcel on the northwest corner of Kane and St. Cloud Streets. (See attached **MAP PC18-0684**)

The applicant is requesting a waiver of the off-street parking requirement. The applicant is providing 54 spaces stating that they would be providing 1 space per unit with 4 additional spaces for visitors of the community center. Current code would require them to provide 106 spaces (1 per bedroom) just for the residential requirement plus additional parking for the community center. The applicant has stated that site and floodplain restrictions have made underground parking infeasible. Additionally, the applicant has stated that residents in similar developments that they own tend to have one car or none at all. Also, the applicant has stated that the parking for the community center will be minimized as it will primarily be used by residents of the apartment building.

The applicant is also requesting a waiver of the requirement that all off-street parking be provided on the same parcel as the primary use. The applicant has stated that site

and floodplain restrictions have limited their ability to provide additional parking on site.

The applicant is also requesting a waiver of the required vision triangles on both the alley and street intersections. In order to meet floodplain requirements the applicant is proposing retaining walls around the perimeter of the parcel that, due to the difference in height between the adjacent ROW and the parcel, will impede into the vision triangle.

➤ **GENERAL LOCATION:**

733 & 833 Kane Street. See attached **MAP PC18-0684.**

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

The Multi-Family Design Review Committee has conditionally approved the project pending some final revisions, particularly stormwater management on the site.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

733 Kane Street is depicted as Public/Semi-Public on the Future Land Use Map in the Comprehensive Plan which is not consistent with the proposed development. This property was given this land use designation in anticipation of it being a public park or some other public facility. There is currently much stronger support to redevelop this vacant land into residential which is a primary objective in the Housing Element of the Comprehensive Plan.

833 Kane Street

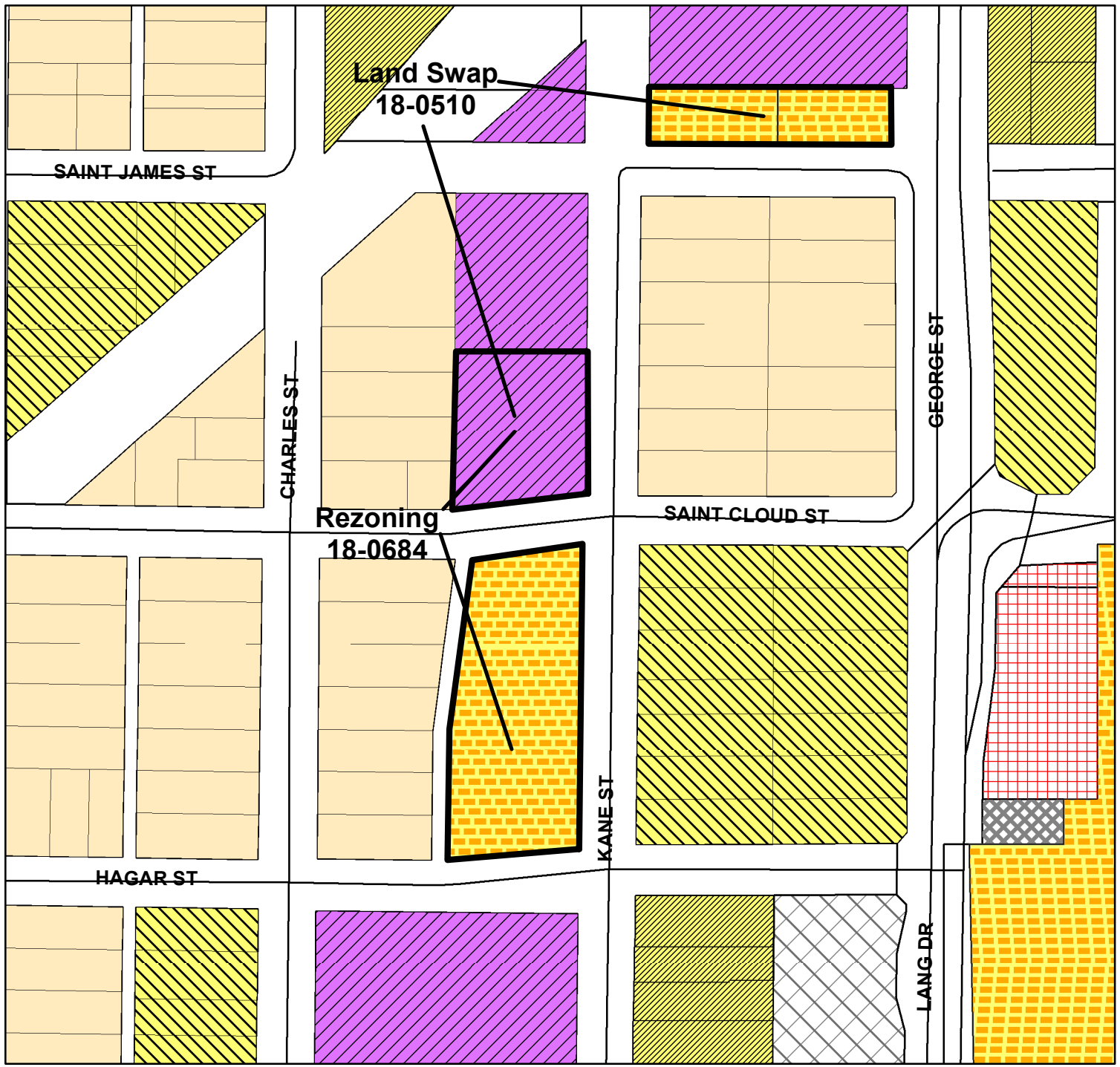
➤ **PLANNING RECOMMENDATION:**

Staff is in support of this project and has worked very diligently with the applicant through their revisions to the scope and site. Staff is concerned about the number of off-street parking spaces that they are requesting to waive and the potential increase of cars that would be parking on the street. This concern was also raised at past neighborhood association meetings with the applicant. There is also concern from both staff and some of the property owners across the alley to the west about stormwater runoff onto their property as the subject properties sits much higher than theirs.

The applicant has provided staff with revised plans that reflect the required revisions from the Design Review process which are attached to the Legislation.

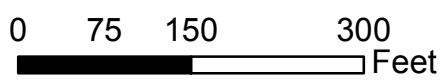
**This item is recommended for approval with the revised plans and the following conditions:**

- 1) All stormwater runoff from all impervious surfaces must be retained on site and approved by the Engineering Department. Municipal Code does not permit stormwater to drain over property lines.**
- 2) Submit a copy of their parking policy (preferable unbundled parking controls) and internal enforcement program to prevent long term on-street parking to the City for public record.**



## 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



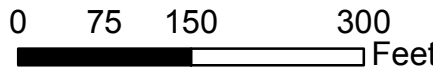
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