

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 2, 2019**

➤ **AGENDA ITEM – Jack Zabrowski (18-1695)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple District and Local Business District to the Traditional Neighborhood District - General allowing multi-purpose building with student housing and office area at 304, 312, 316 and 326 West Avenue North.

➤ **ROUTING:** J&A 1/2/2019

➤ **BACKGROUND INFORMATION:**

The applicant would like to demolish 304, 312, 316, and 326 West Avenue North and rebuild a 22-unit housing development with 58 parking spaces. The applicant is requesting a rezoning from Special Multiple Dwelling (R-6) for: 304, 312, 316 West Avenue, and Commercial (C-1) Local Business 326 West Avenue, to Traditional Neighborhood Development (TND). The rezoning would allow a larger building to include, office space and residential housing on the first floor. This combination is not allowed in Residential (R-6) and Commercial (C-1) zoning districts. TND is applicable; however, TND was created to facilitate traditional neighborhood design, not large housing developments, with 58 space parking lots.

➤ **GENERAL LOCATION:**

The east side of 300 block of West Ave. North, between Vine and Pine Street opposite Taco Bell and Topper's Pizza.

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map in Confluence, the Comprehensive Plan map depicts this area as Medium Intensity Retail, Office or Housing. This request would be consistent with the Comprehensive Plan in that it encourages nodes of development along transportation corridors.

➤ **PLANNING RECOMMENDATION:**

Planning Staff recommends approval of this rezoning; however, Traditional Neighborhood Development (TND) may not be producing the intended outcome and may need further review.