

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 31, 2017**

➤ **AGENDA ITEM – 17-0918 (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 Low Density Multiple District to the Planned Development District allowing for owner-occupied twindos at 1002 5th Ave. S.

➤ **ROUTING:** J&A, Public Hearing 7/31/17 6 p.m.

➤ **BACKGROUND INFORMATION:**

The La Crosse Community Housing Development Organization has petitioned the City of La Crosse to rezone the property at 1002 5th Avenue South from R-4 Low Density Multiple District to PDD for the purpose of constructing an owner occupied “twindo” or duplex condominium. This project is part of a larger redevelopment of sites at the 5th and Mississippi Street intersection and proposes replacement housing.

➤ **GENERAL LOCATION:**

1002 5th Avenue South, the Southwest corner of the intersection at 5th Avenue South and Mississippi Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Lands Use Plan for the City of La Crosse describes this area as Traditional Neighborhood Development which generally as 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 is 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

➤ **PLANNING RECOMMENDATION:**

While TND prefers parking in the rear or alley-fed garages, this particular site does not afford the applicant access to an alley, so the proposed design of splitting the garage access in two directions based upon the corner lot access is preferable. The use is consistent with the City's Comprehensive Plan and neighborhood plan for Traditional Neighborhood Development and housing replacement and reinvestment and therefore the **Planning Department Recommends approval of this ordinance.**



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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