

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 28, 2016**

➤ **AGENDA ITEM – 16-1101 (Caroline Gregerson)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family and Multiple Dwelling District to the Planned Development District - General allowing for development of multifamily housing development at 733 Kane St., 1109 St. James St. and 901 George St.

➤ **ROUTING:** J&A Committee, Public Hearing 11/29/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer those properties depicted on attached MAP PC16-1101 from the R1-Single Family and R5-Multiple Dwelling Districts to the Planned Development District –General. The applicant is proposing to develop 50 units of housing- 14 one-bedroom units, 16 two bedroom units, and 20 three-bedroom units.

The applicant was a successful respondent to a City of La Crosse Planning and Development Request for Proposals, which sought an affordable housing tax credit project on a city-owned site (between St. Cloud St and Hagar St. and Kane Street). The RFP also encouraged applicants to expand the site and further the City’s efforts to re-develop properties in the flood plain. The section bordering Saint James Street will remove two homes in the flood plain. In addition, this project enhances the Kane Street Garden by providing much needed facilities for this organization- a community center, greenhouse, bathrooms, running water, and electricity. Finally, case management services will also be provided to Veterans living on-site at the community center through Couleecap. This project will also provide significant support to the City of La Crosse’s goal to ending Veteran’s homelessness. The Community Development Block Grant program is supporting this project through a loan.

➤ **GENERAL LOCATION:**

733 Kane St., 1109 St. James St. and 901 George St.

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

The City of La Crosse and Impact 7 have met with the neighbors regarding this development plan at a Lower Northside Depot Neighborhood meeting. The feedback was very positive with regards to the development in terms of investing in the flood plain area.

➤ **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.

1109 St James St and 901 George Street are depicted as Low and Medium Density Housing on the Future Land Use Map in the Comprehensive Plan which is consistent with the proposed development.

➤ **PLANNING RECOMMENDATION:**

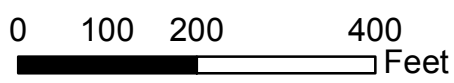
**This Ordinance is recommended for approval.**

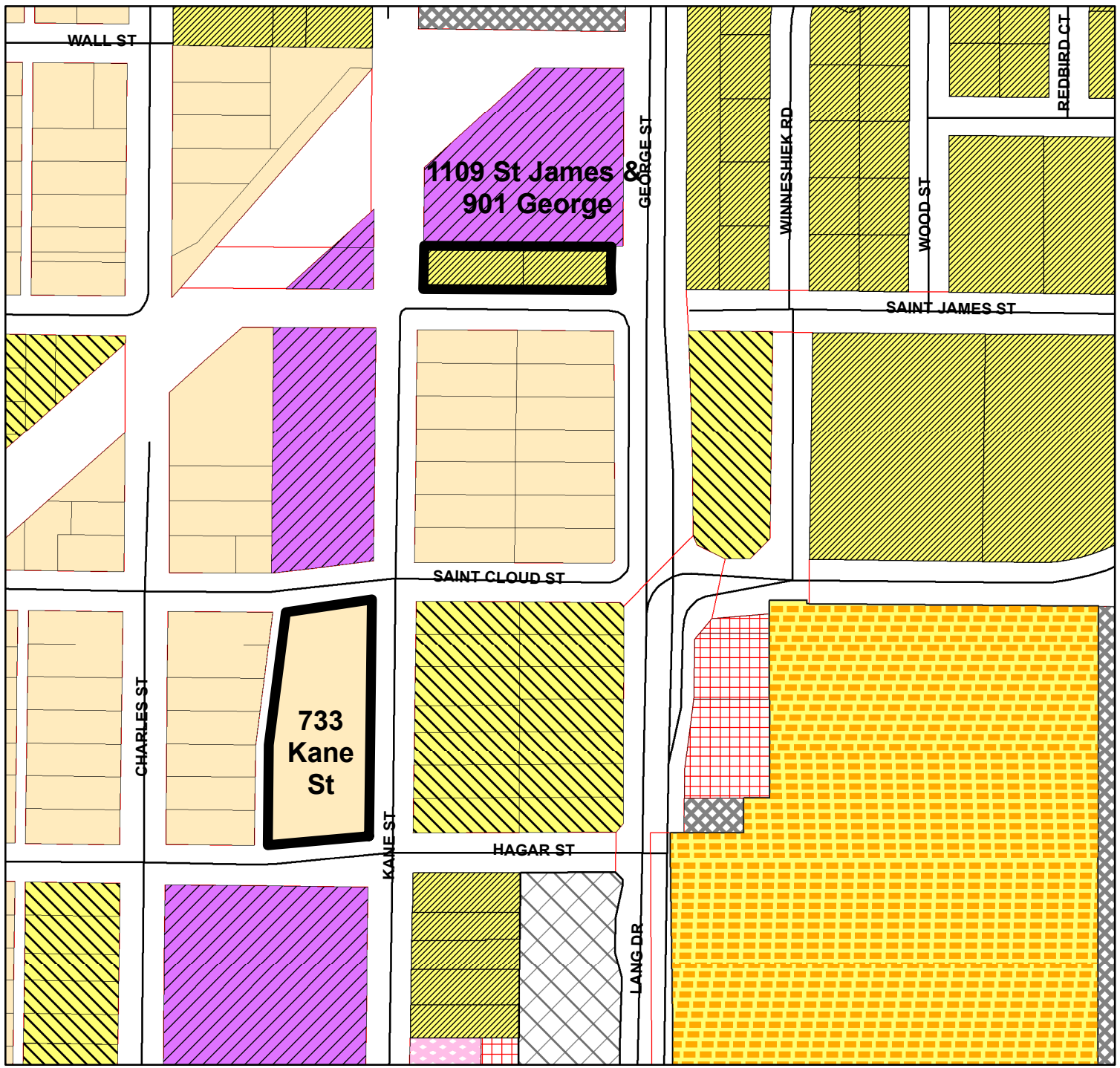


## BASIC ZONING DISTRICTS

	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
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	City Limits
	SUBJECT PROPERTY







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