

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 30, 2021

Ø **AGENDA ITEM – 21-1176 (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 Commercial District to the Traditional Neighborhood District - Specific District allowing for residential on the first floor of the building at 420 5th Avenue S.

Ø **ROUTING:** J&A 8.31.21

Ø **BACKGROUND INFORMATION:**

The applicant is requesting to rezone the property depicted on attached **MAP PC21-1176** from the C2-Commercial District to the TND-Traditional Neighborhood District-Specific in order to allow for residential dwelling units on the ground floor of the building.

Built in 2002 Michael Heights is a mixed-use development with ground floor office and upper floor residential units. The applicant would like to convert approximately 2,200sqft of the ground floor office space into three apartments (two-1BR & one 2BR) which would increase the total amount of apartments in the building to 45. About 3,500sqft would still remain as commercial office space.

The applicant has indicated that the existing, dedicated off-street parking spaces for the office space is enough to meet the off-street parking requirement for the new apartments.

Traditional Neighborhood Development zoning is desired as this is the only zoning district that would allow for both residential and commercial/office on the ground floor together. Additionally, the applicant is seeking additional approval from the City that would allow them the flexibility to utilize the entire ground floor as either commercial/office, residential, or a mixture of both so they would not have to come back before the City for another rezoning.

Floor plans depicting the changes are attached to the applicant's petition.

Ø **GENERAL LOCATION:**

420 5th Avenue S. NW corner of 5th Ave S & Cameron Avenue.

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

N/A

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map in the Comprehensive Plan depicts this parcel as DTN-Downtown. This land use category allows and promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings. High priority is placed on providing attractive public amenities with strong pedestrian orientations. The density of housing in this category is expected to be greater than 15 housing units per net acre. The proposed zoning and use are consistent with the Comprehensive Plan.

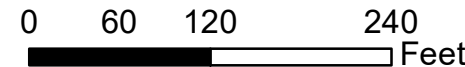
Ø **PLANNING RECOMMENDATION:**

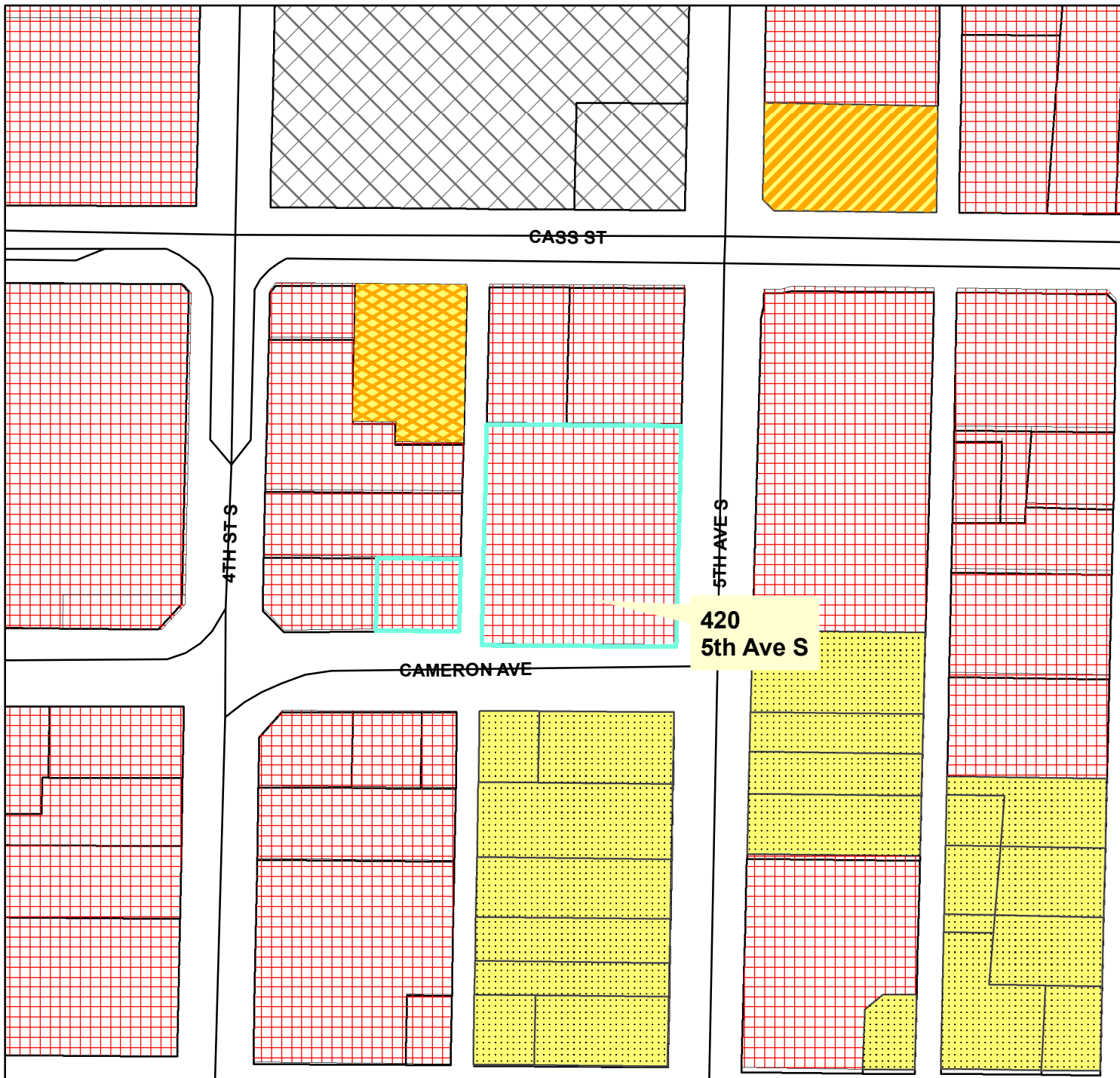
Staff has no concerns with the proposed rezoning that would allow the applicant to utilize the ground floor for commercial/office or residential. **This item, as well as their request to utilize the ground floor for commercial, office, or residential, is recommended for approval.**



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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