

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 2, 2017**

➤ **AGENDA ITEM – 17-1294 (Andrea Schnick)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing for rental housing at 2008, 2012, 2018, 2024 Campbell Rd. and 303, 307 21st St. N.

➤ **ROUTING:** J&A, Public Hearing 10/3/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

Rezoning of this project to TND-General was approved by the Common Council July 13, 2017. Detailed project plans have been developed and Mr. Wanders is ready to move forward with the TND-Specific transfer.

Since the TND-General approval, Mr. Wanders has purchased a portion of the vacated alley of 2015 Vine Street so that he was able to shift the building on 21st Street to the West to create additional green space on Vine Street.

As the recommendation of Planning Staff for TND-General approval, Mr. Wanders organized a meeting with GENA to discuss management policies and practices and with GENA, the City Traffic Engineer, and Emerson Elementary School.

➤ **GENERAL LOCATION:**

Grandview-Emerson Neighborhood, across Campbell Road from Mitchell Hall on the University of Wisconsin – La Crosse campus. See attached **MAP PC17-1294**.

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

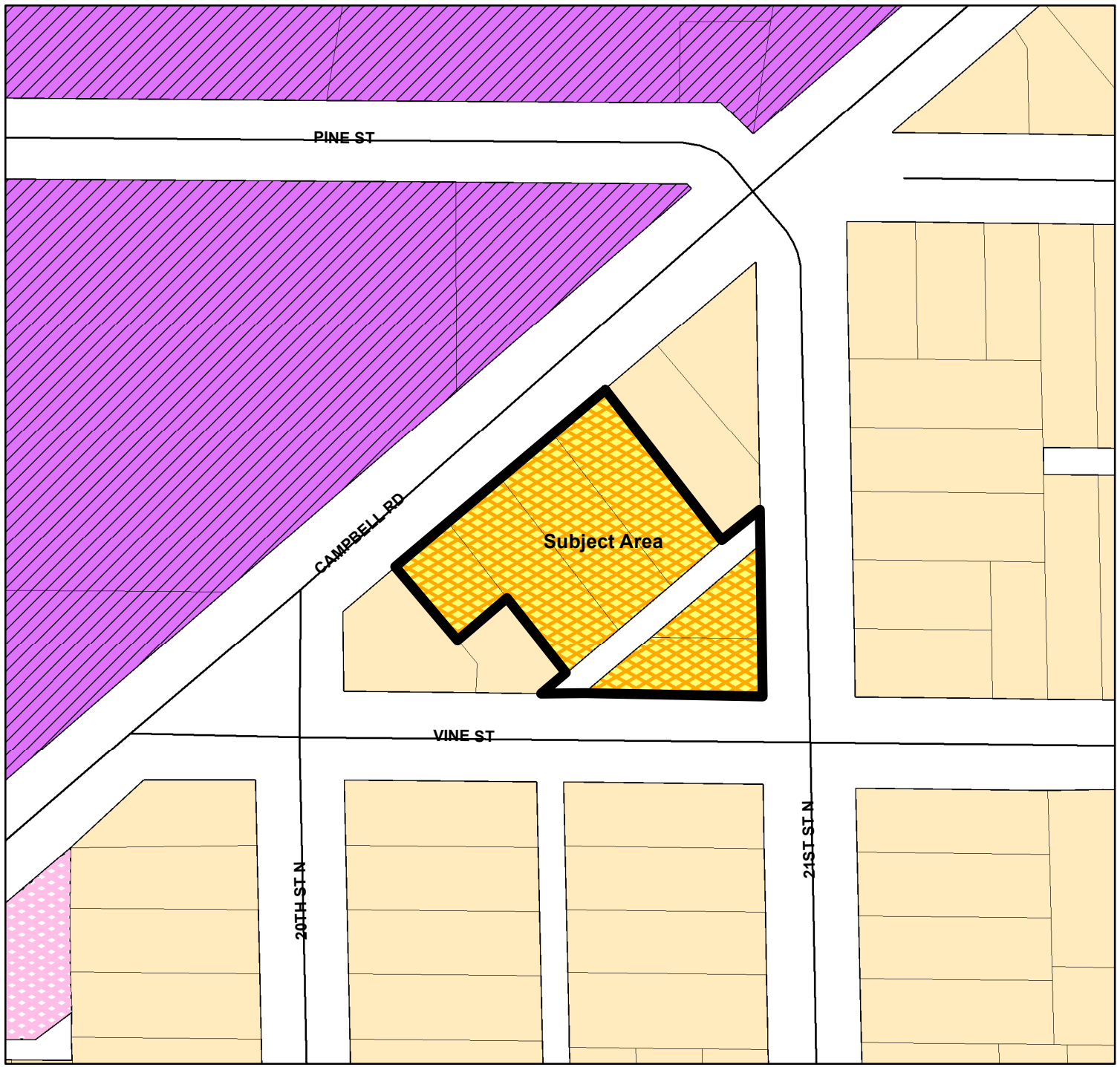
TND-General was approved by the Common Council July 13, 2017. The project has completed the multi-family design review process and was approved with conditions that must be met before a building permit is issued.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Land Use plan from the Comprehensive Plan indicates 4 of the 6 parcels in this development to be “medium intensity retail, office, or housing” and the remaining 2 to be Single Family Residential.

➤ **PLANNING RECOMMENDATION:**

Planning recommends approval of this ordinance with the revised site plan showing additional green space.



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

