

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
July 3, 2017**

➤ **AGENDA ITEM – 17-0822 (Tim Acklin)**

Review of Floor Plans for the property located at 512-522 8th Street S to complete the rezoning process to Traditional Neighborhood Development.

➤ **ROUTING:** CPC only

➤ **BACKGROUND INFORMATION:**

The applicant is requesting approval of floor plans for the property depicted on attached **MAP PC17-0822**. In February 2007 the Common Council approved the rezoning of 512 and 518-522 8<sup>th</sup> Street S from Washburn Residential to Traditional Neighborhood Development in order to allow the properties to be used for residential and not have to meet the off-street parking requirements and square footage per unit requirements. The approval was subject the applicant obtaining approval of their plans, specifically floor plans, by the City Plan Commission to complete the second step in Traditional Neighborhood District zoning.

Due to various circumstances on both the applicant and the Planning Department the plans are finally being submitted for review. The applicant is also only looking for approval of a floorplan for 512 8<sup>th</sup> Street S. The applicant has since sold 518-522 8<sup>th</sup> Street S. The proposed floorplan is attached as part of the Legislation.

➤ **GENERAL LOCATION:**

512-522 8<sup>th</sup> Street S

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

The Common Council had approved TND zoning at their February 2007 Meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This parcel is depicted as Traditional Neighborhood Development on the Future Land Use Map which would make this zoning request consistent with the Comprehensive Plan

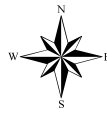
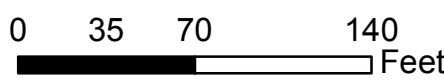
➤ **PLANNING RECOMMENDATION:**

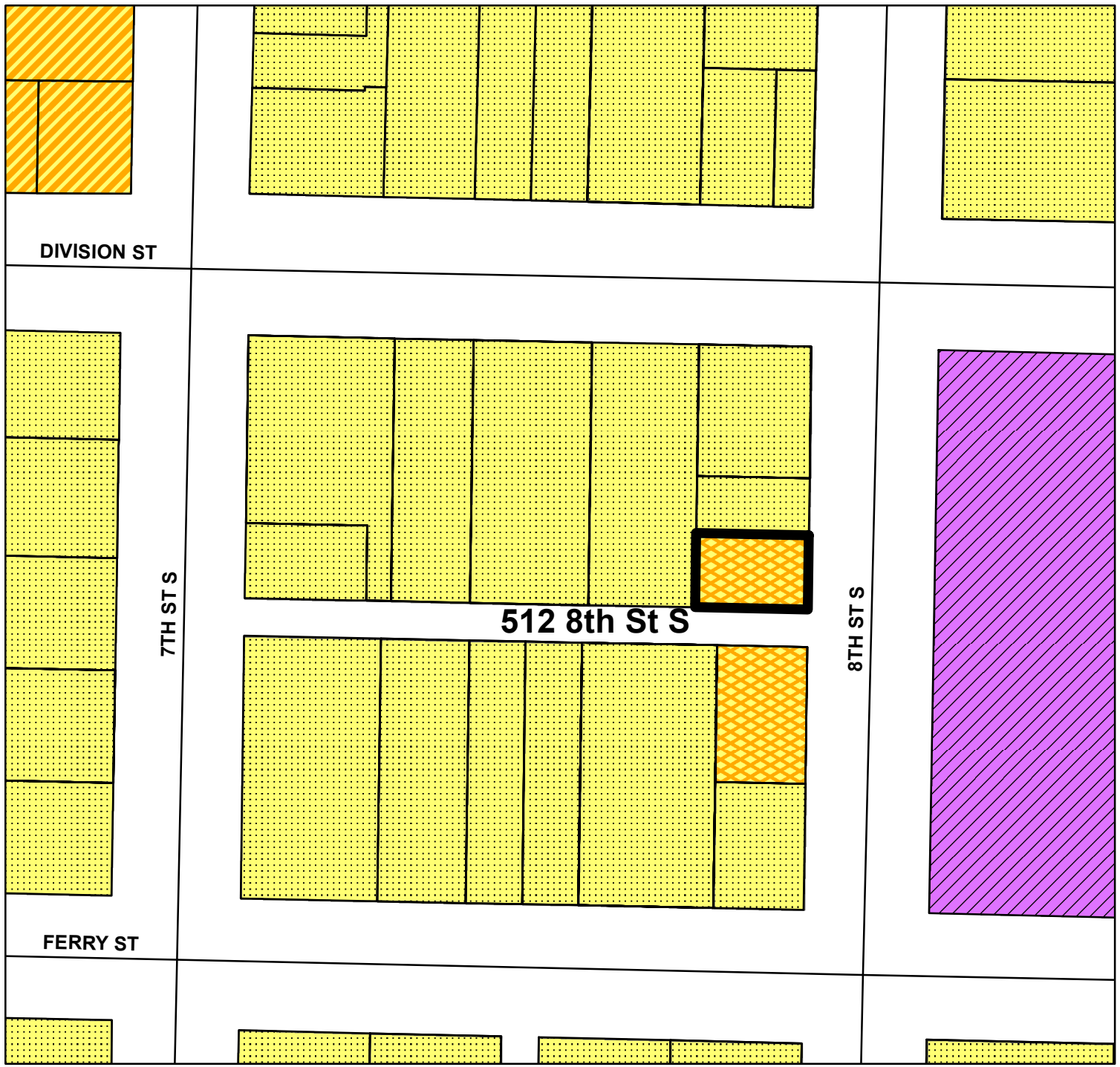
The initial application was for residential only. If the applicant wants to have a retail or commercial use then they will have to resubmit an application for rezoning to change their master plan. Any effort to finalize this process and move forward with this building being used will be a positive for the neighborhood. **This item 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
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY





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