

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 4, 2016**

➤ **AGENDA ITEM - 16-0261 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific at 3004 Gillette Street allowing for construction of two 16-unit multi-family apartment buildings.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would transfer the property depicted on attached **MAP PC16-0261** from the Planned Development District- General to the Planned Development District- Specific. The applicant is proposing to construct 2- 16 unit multi-family apartment buildings. Each unit will have 2 bedrooms for a total of 64 bedrooms. Both buildings will be constructed closer to Hwy 16 with surface and garage parking in the rear. Due to the slope of the site the buildings will be 3 stories in height from Hwy 16 but only 2 stories in height from the parking lot. The applicant is requesting Planned Development zoning in order to have two separate buildings in 1 parcel. Final plans for the development are attached as part of the legislation.

➤ **GENERAL LOCATION:**

3004 Gillette Street. (Southeast corner of Gillette St and Hwy 16)

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

The Common Council approved the zoning of these parcels for this use at their January 2016 meeting.

The Multi-Family Design Review Committee approved this project on March 4, 2016.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is depicted as Fringe Residential Housing on the Future Land Use Map in the Comprehensive Plan. Fringe Residential Housing allows for higher density residential through Planned Unit Development zoning which makes this consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

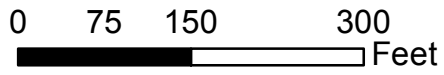
The proposed zoning and use of these parcels is in conformance with the City's Comprehensive Plan and the project has met all of the multi-family design requirements. **This ORDINANCE is recommended for approval.**

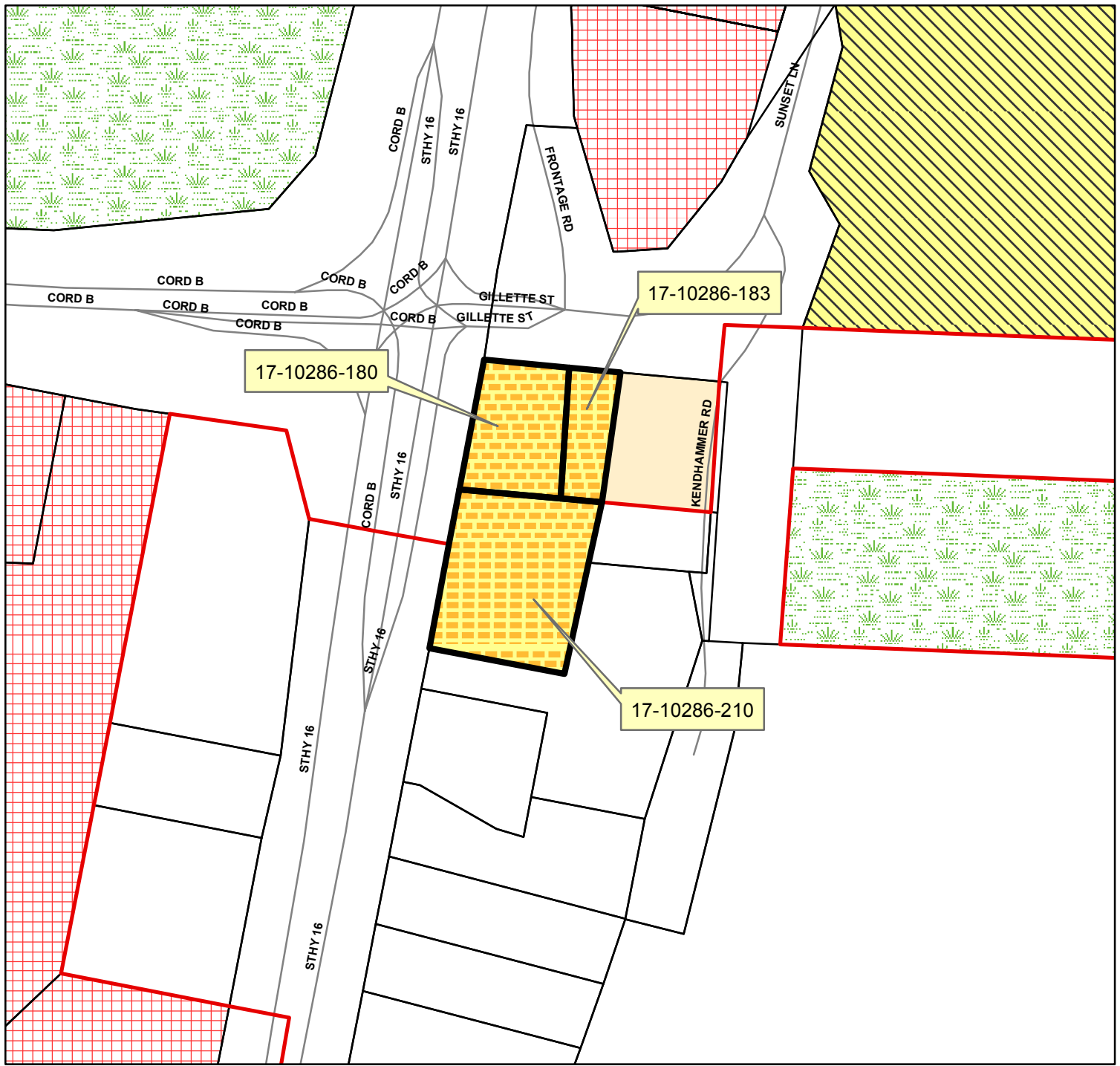


BASIC ZONING DISTRICTS

	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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