

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

➤ **AGENDA ITEM – 16-1103 (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 Washburn Residential District to the Planned Development District - General allowing for single-family residential homeownership townhomes at 421 Mississippi St., 926-930 5th Ave. S. and 918-922 5th Ave. S.

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

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the properties depicted on attached **MAP PC16-1103** from the Washburn Residential District to the Planned Development District-General. The applicant is proposing to redevelopment three parcels by removing the existing dilapidated structures and constructing 6, higher quality, mixed-income townhome units. This project represents a unique collaboration of resources between the public and private sectors as it is a partnership between a private developer, Couleecap, Habitat for Humanity, La Crosse Promise, the CDBG Program, and the La Crosse Community Housing Development Organization.

Planned Development District zoning is required as the applicant is proposing 2- three-unit townhomes and two primary buildings are not permitted on the same lot in any residential zoning district.

The most current site plan has one 3-unit townhome facing Mississippi Street with driveways from each garage and one 3-unit townhome facing 5th Avenue S with 3 driveways from each garage. Conceptual plans for the development are attached as part of the Legislation.

➤ **GENERAL LOCATION:**

421 Mississippi St., 926-930 5th Ave. S. and 918-922 5th Ave. S.

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

The applicant had gone to the Washburn Neighborhood Association and presented their proposal. The applicant stated there were no objections only that they should work to ensure continuation of the cultural diversity that already exists in those neighborhoods.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

These parcels are depicted as Traditional Neighborhood Development on the Future Land Use Map in the City's Comprehensive Plan which is consistent with the type of development that is being proposed.

➤ **PLANNING RECOMMENDATION:**

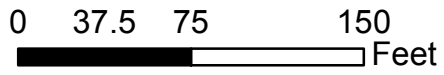
Staff has had several discussions with the applicant and their partners in this development regarding their site layout and design of the buildings. While the use of these properties for this development are fully supported by staff there are still design issues that need to be worked out. Staff believes these issues can be worked through the design review process, which they still need to go through before final rezoning comes back before the City. **This Ordinance is recommended for approval.**

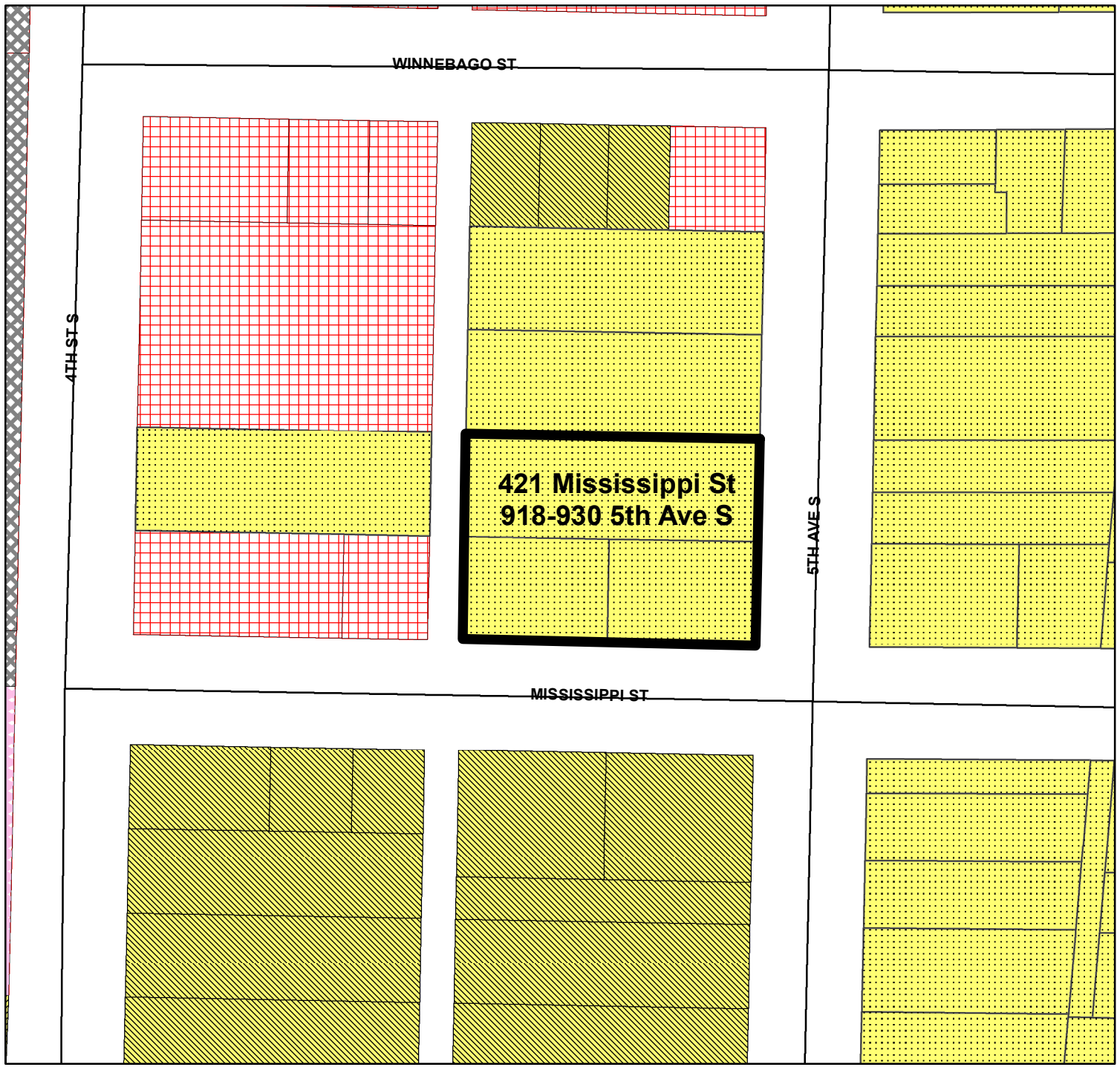


BASIC ZONING DISTRICTS

	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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	SUBJECT PROPERTY







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