

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

➤ **AGENDA ITEM – 17-0308 (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 Planned Development District - General to the Planned Development District – Specific five units of owner-occupied housing at 918-920-922 5th Ave. S., 926-928-930 5th Ave. S. and 421 Mississippi St.

➤ **ROUTING:** J&A Committee, Public Hearing 4/4/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

This project was previously approved by the City Plan Commission for Planned District General. Now that plans are finalized, this is being zoned to Planned Development District-specific. Since the project was last before the Commission, it has changed from two 3-unit townhomes (total of 6 units) to 5 units that would be two twindominiums and one single family structure. These units are replacing three dilapidated and blighted structures that were there previously.

This project represents a unique collaboration of resources. It is a partnership between a private developer, Couleecap, and Habitat for Humanity. They have worked extensively with Planning meet our requests for site layout and designs for the project. The current architectural designs have Planning Department endorsement.

➤ **GENERAL LOCATION:**

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

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

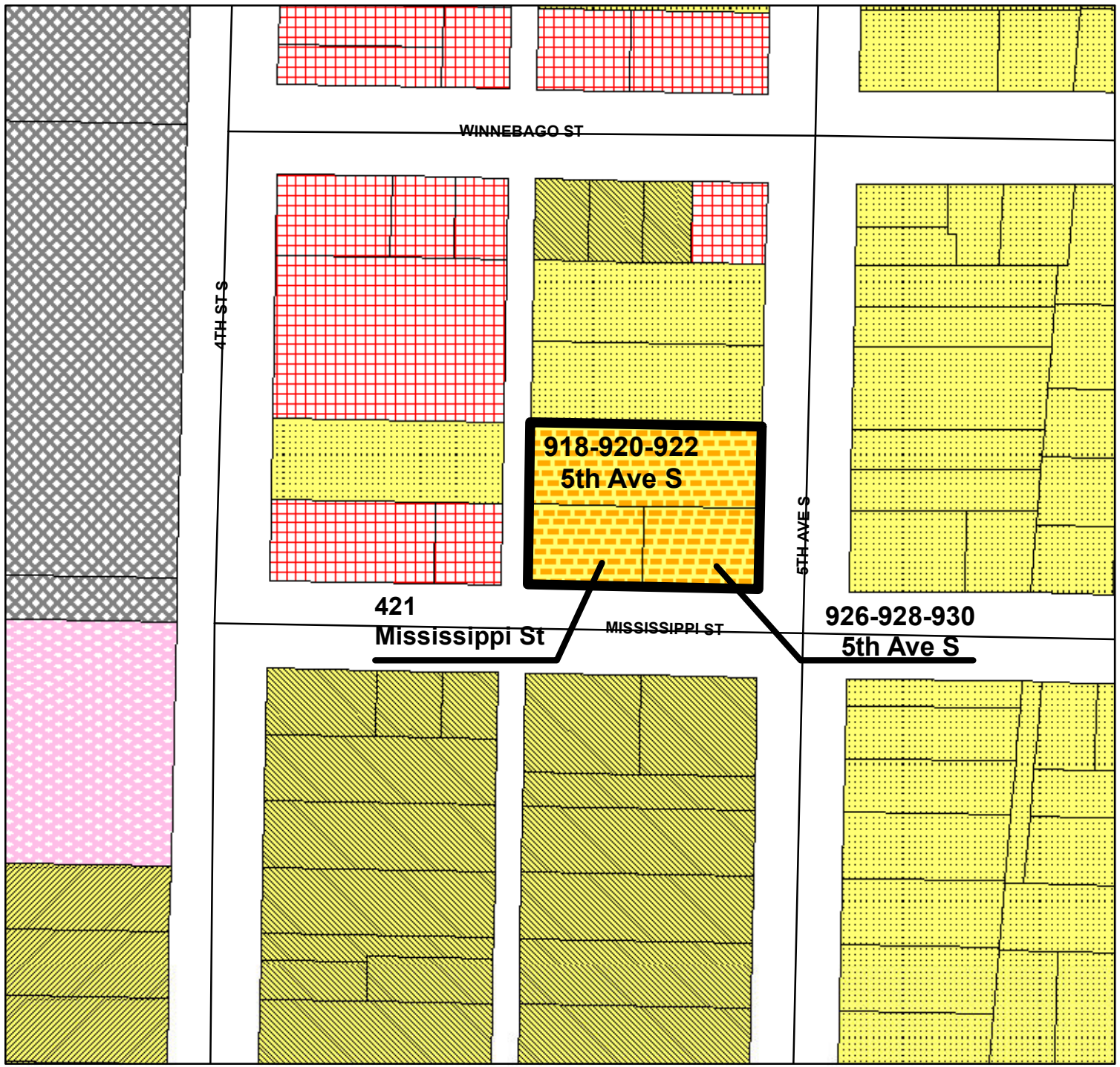
This is supported and funded by the Community Development Block Grant Committee. It also has been presented to the Washburn Neighborhood Association and there were no objections. This project also has the support of the La Crosse Promise initiative.

➤ **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.

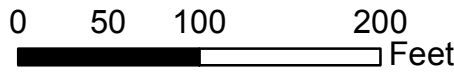
➤ **PLANNING RECOMMENDATION:**

This Ordinance is recommended for approval. This Collaboration has worked extensively with Planning to meet our requests for changes and the final design and plan has our support.





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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