

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 1, 2017**

➤ **AGENDA ITEM – 17-0444 (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 Local Business District and Multiple Dwelling District to the Planned Development District - Specific allowing for a mixed use development at 1011, 1023, 1027 La Crosse Street and 609, 615 11th St. N.

➤ **ROUTING:** J&A Committee, Public Hearing 5/2/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

These five parcels have been cleared of all structures and are ready for development.

The plan for the 1011 La Crosse St site is retail/office space on the ground level and 2 high-end 1-bedroom apartments above. The plan for the larger 4-parcel site is a multifamily residential building with 18 high-end 2-bedroom apartments and a small leasing office.

➤ **GENERAL LOCATION:**

On the corner of La Crosse Street and 11th Street, one block south of West Avenue, near Western Technical College and University of Wisconsin-La Crosse campuses. Goosetown-Campus Neighborhood.

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

This plan has been reviewed and approved through the Commercial Design review process.

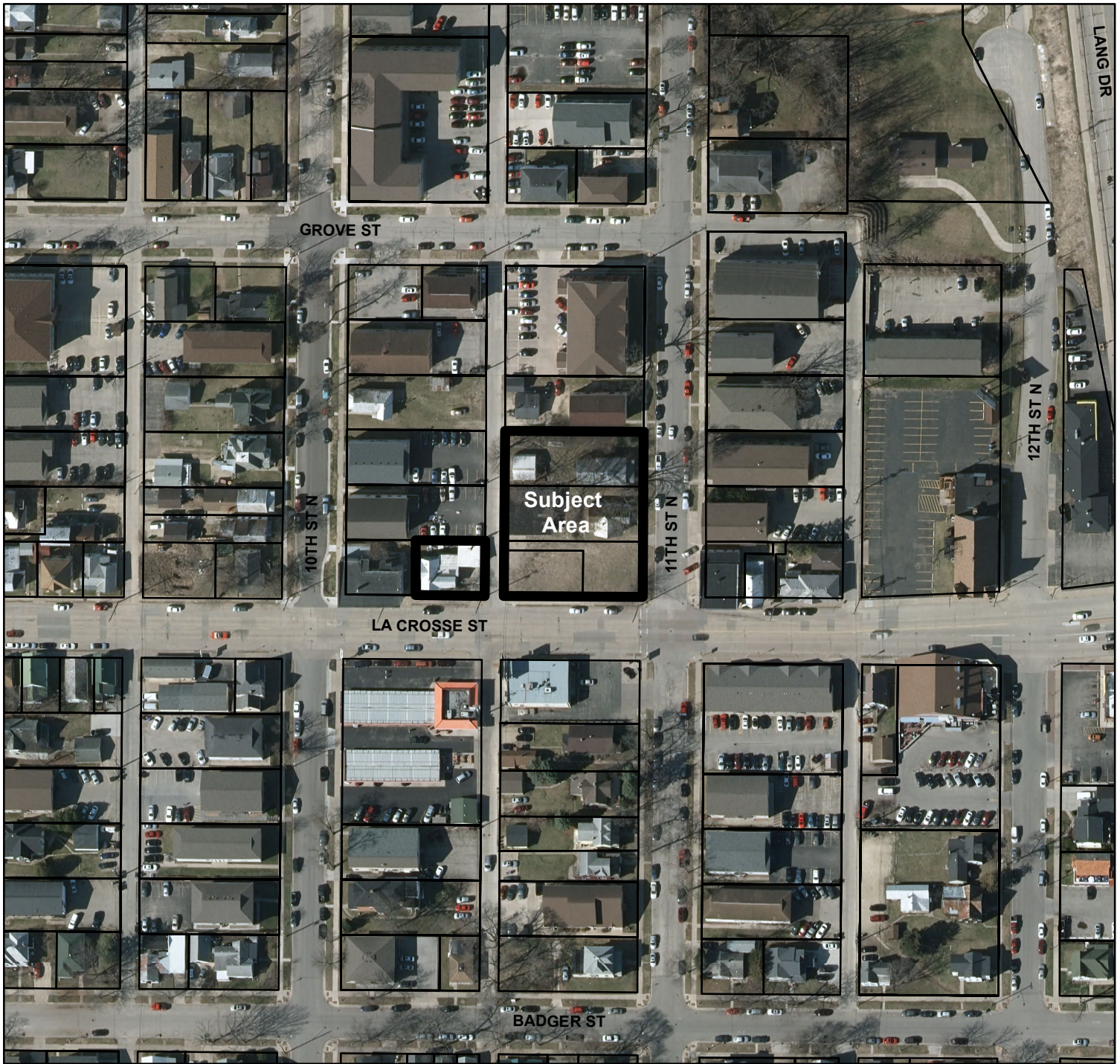
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use for this site is High Intensity Retail, Office or Housing. Therefore, this plan is consistent with the Comprehensive Plan.























➤ **PLANNING RECOMMENDATION:**


Based on the consistency with the adopted Comprehensive Plan and approval by the Design Review Committee, Planning staff recommends approval of this ordinance amendment with the requested waivers:

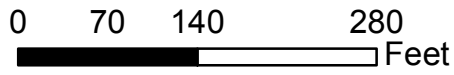
1. The applicant is requesting a waiver for commercial off-street parking. The residential off-street parking requirement has been met but they do not have the commercial off-street parking. There is a requirement of one space for the leasing office and that staff currently consists of only one person. The number of spaces needed for the commercial building is yet to be determined but it is anticipated that this would be a neighborhood business that would encourage pedestrian traffic. An example of other areas in the City where this has been waived is Aguilera.
2. The applicant is requesting a waiver for outdoor recreation space. As for the waiver for outdoor recreation space, the requirement is that this space be on the ground floor. The proposed plan does provide some ground level outdoor recreation space and the additional space would be an above ground sundeck. A similar waiver was approved for Aguilera and The Hive.

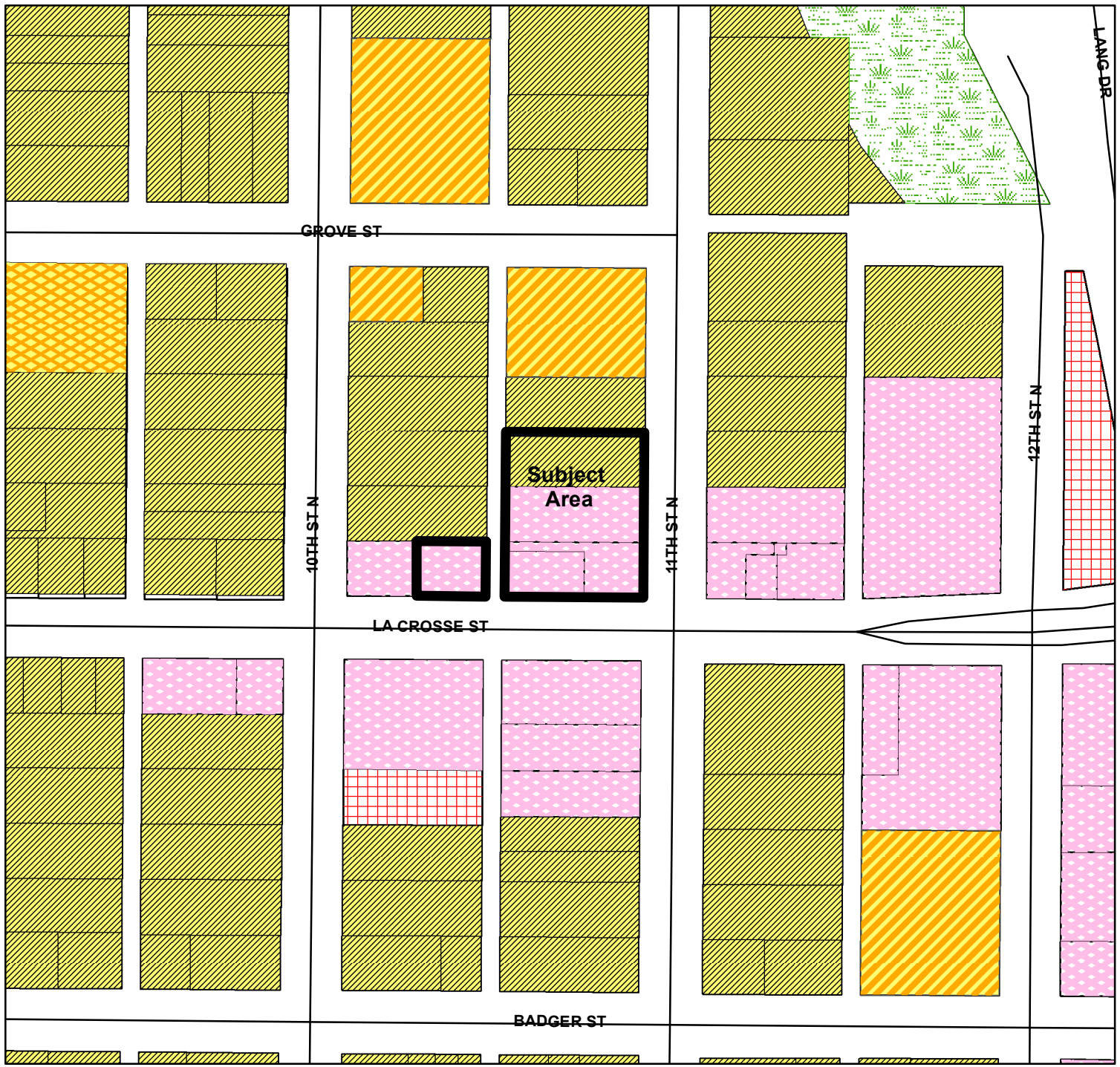


BASIC ZONING DISTRICTS

	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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	City Limits
	SUBJECT PROPERTY







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