

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 29, 2019**

➤ **AGENDA ITEM – 19-0542 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple District to the Traditional Neighborhood District - Specific allowing for student housing and office at 316, 312, 304 and 326 West Ave. N. and 1225 Vine St.

➤ **ROUTING:** J&A 4/30/19

➤ **BACKGROUND INFORMATION:**

The applicant would like to demolish 304, 312, 316, and 326 West Avenue North and rebuild a 22-unit housing development with 58 parking spaces and 1,900sqft of office area. The applicant is requesting a rezoning to Traditional Neighborhood Development (TND) Specific. The applicant is not requesting any waivers.

The applicant has also included 1225 Vine St as part of this petition as the project also includes reconfiguring some of the interior parcel lines on the block. All of the parcels are required to have the same zoning in order for this to occur.

➤ **GENERAL LOCATION:**

300 Block of West Ave. See attached **MAP PC19-0542.**

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

The Common Council approved the rezoning of these parcels to Traditional Neighborhood Development-General for this use at their January 2019 meeting.

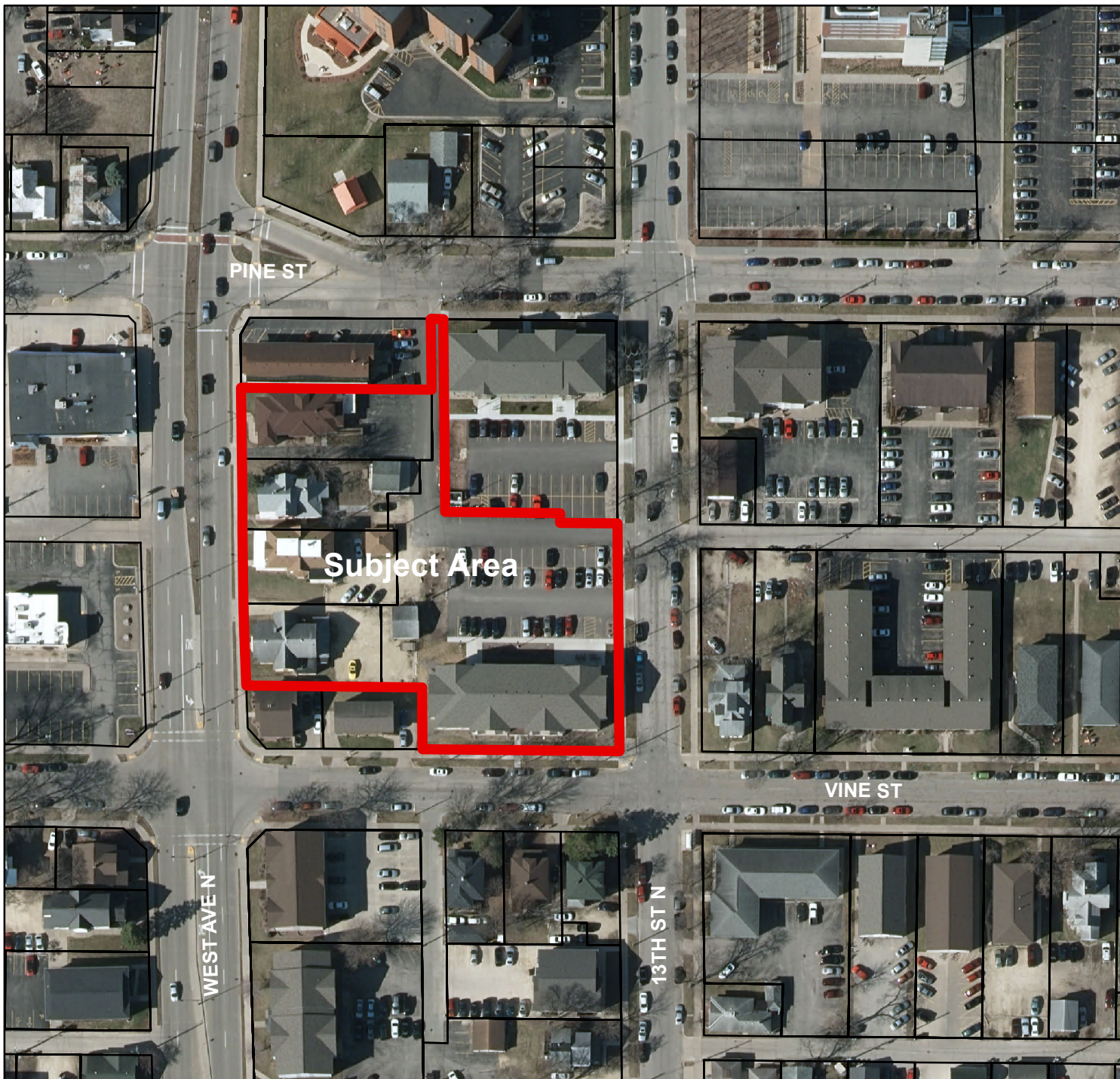
The Design Review Committee reviewed final plans for this project at their March 15, 2019 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The Future Land Use map in Confluence, the Comprehensive Plan map depicts this area as Medium Intensity Retail, Office or Housing. This request would be consistent with the Comprehensive Plan in that it encourages nodes of development along transportation corridors.


➤ **PLANNING RECOMMENDATION:**

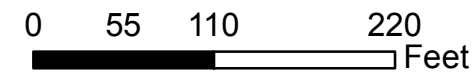
This item is recommended for approval.

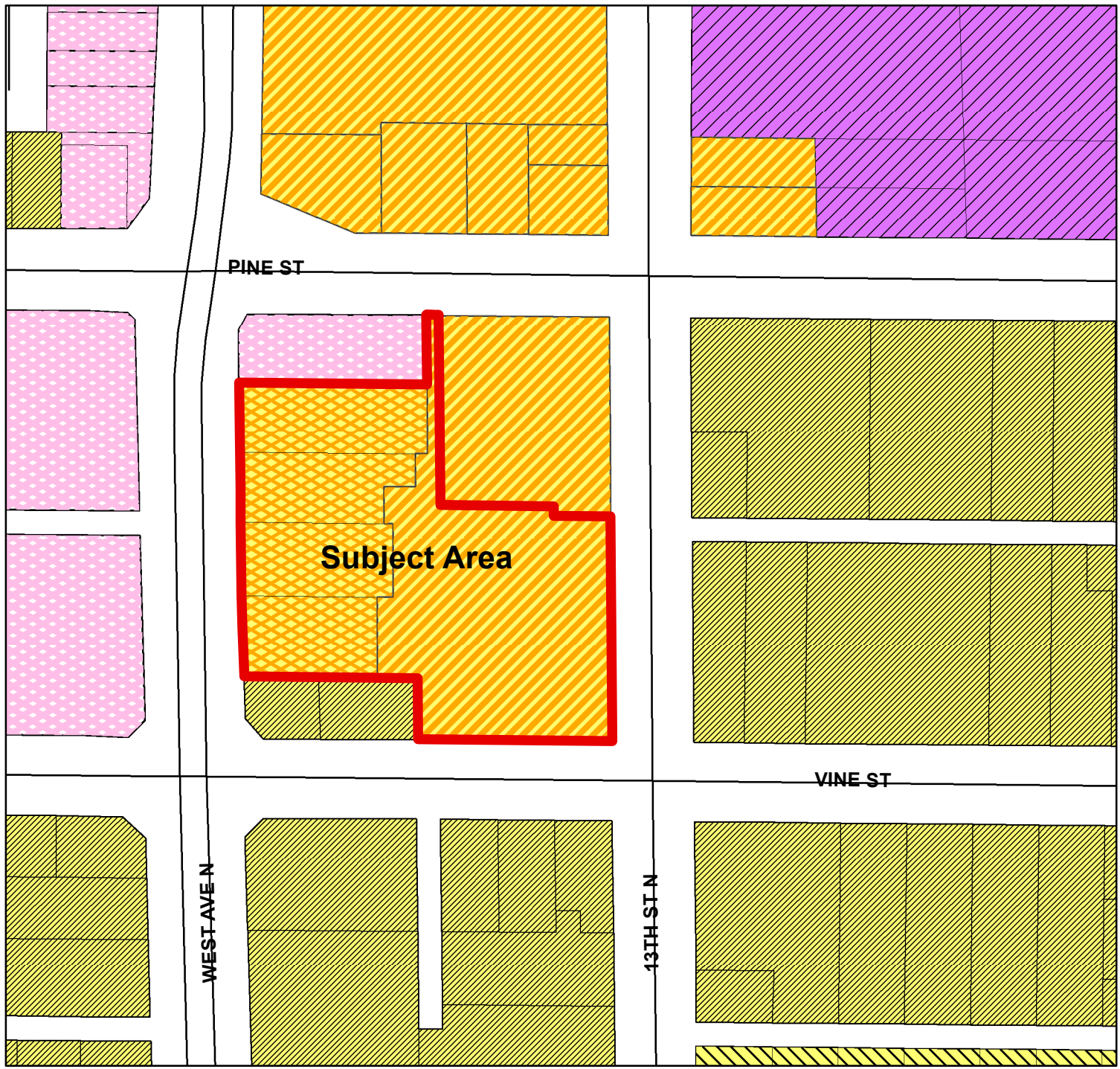


BASIC ZONING DISTRICTS

	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
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	City Limits
	SUBJECT PROPERTY







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