

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 2, 2015**

➤ **AGENDA ITEM - 15-1103 (Tim Acklin)**

Review final floor plans for 512, 518, 520, & 522 8th Street S.

➤ **ROUTING:** CPC Only

➤ **BACKGROUND INFORMATION:**

In January 2007 the applicant requested the subject properties depicted on attached MAP PC15-1103 to be rezoned to the Traditional Neighborhood Development District in order to allow for residential on both the 1st and 2nd floors and to have flexibility on the square footage requirements per unit and the required off-street parking.

The rezoning for this use was approved by the Common Council with the condition that final plans for the proposed residential units were brought back to the City Plan Commission for approval. Recently it had come to staff's attention that this condition had not been met and are requiring it of the applicant before they can move forward with this project. It appears that little to no progress has been made in renovating the building since 2007, though they are currently registered as rentals with the City. In addition it has come to staff's attention that 512 8th Street is currently condemned.

➤ **GENERAL LOCATION:**

512, 518, 520, & 522 8th Street S.

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

The Common Council approve the zoning for residential use at their February 2007 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This use is consistent with the Future Land Use Map in the Comprehensive Plan.
























➤ **PLANNING RECOMMENDATION:**

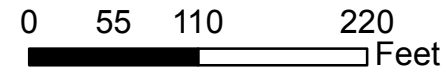
The use of this property as all residential was already approved by the Common Council and staff is merely reviewing the final floor plans and ensuring that this condition is met. This item is recommended for approval with the following conditions:

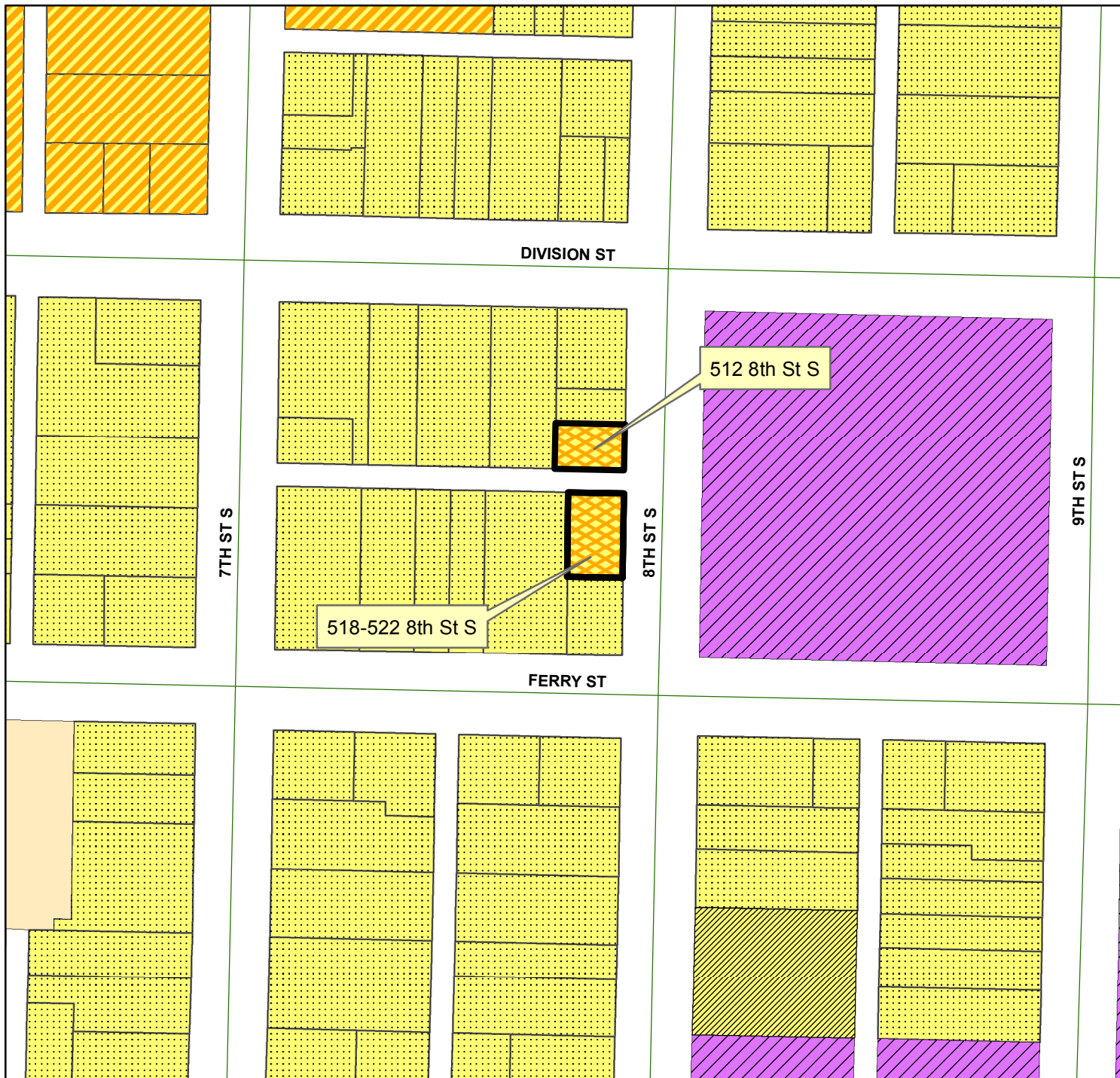
- 1) The vacant building registration on these properties needs to be renewed in November. If the applicant does not intend to rent them out when this registration ends than they must re-register them with the City.**
- 2) The applicant must obtain all proper permits with the Fire Prevention and Building Safety Department (Inspections) before any work can be completed.**
- 3) The applicant must obtain final rental inspections from the City prior to renting out any units.**
- 4) The applicant must meet all requirements from the City to remove the condemned status from 512 8th Street S.**



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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