

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 1, 2014**

➤ **AGENDA ITEM - 14-1294 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public & Semi-Public District (PS) to the Multiple Dwelling District (R5) at 1307 Hayes Street to allow for multi-family housing.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC14-1394** from the Public and Semi/Public District to the Multiple Dwelling District. The applicant is proposing to renovate the former Roosevelt Elementary School into 31 residential units. Renovation includes parking lot improvements, the removal of asphalt around the building for landscaping, and the installation of new windows on all four facades of the buildings. See attached plans.

The applicant has also proposed that the surrounding green space and playground could be owned and maintained by the City as park space in order to preserve it as a recreational area.

➤ **GENERAL LOCATION:**

1307 Hayes Street

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

N/A

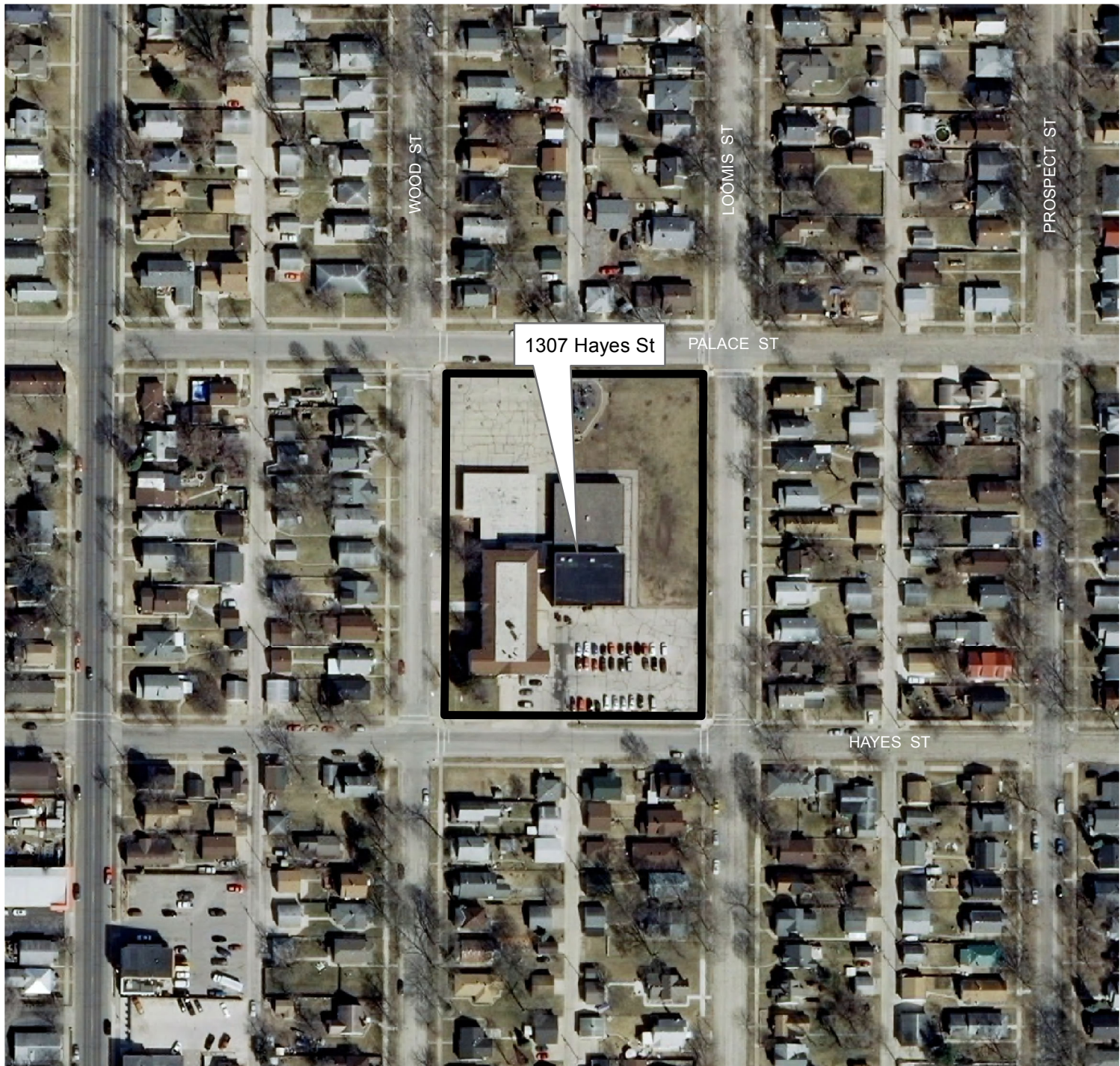
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This ordinance is consistent with the adopted comprehensive plan. This adaptive reuse promotes reinvestment in the neighborhood, heritage preservation, and housing affordability.

➤ **PLANNING RECOMMENDATION:**

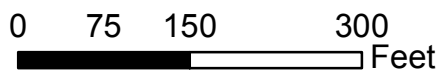
The proposed project is highly supported by Planning Department staff. This project will preserve an existing historic resource in the City and provide a mix of housing options within the neighborhood. One suggestion to the applicant would be to

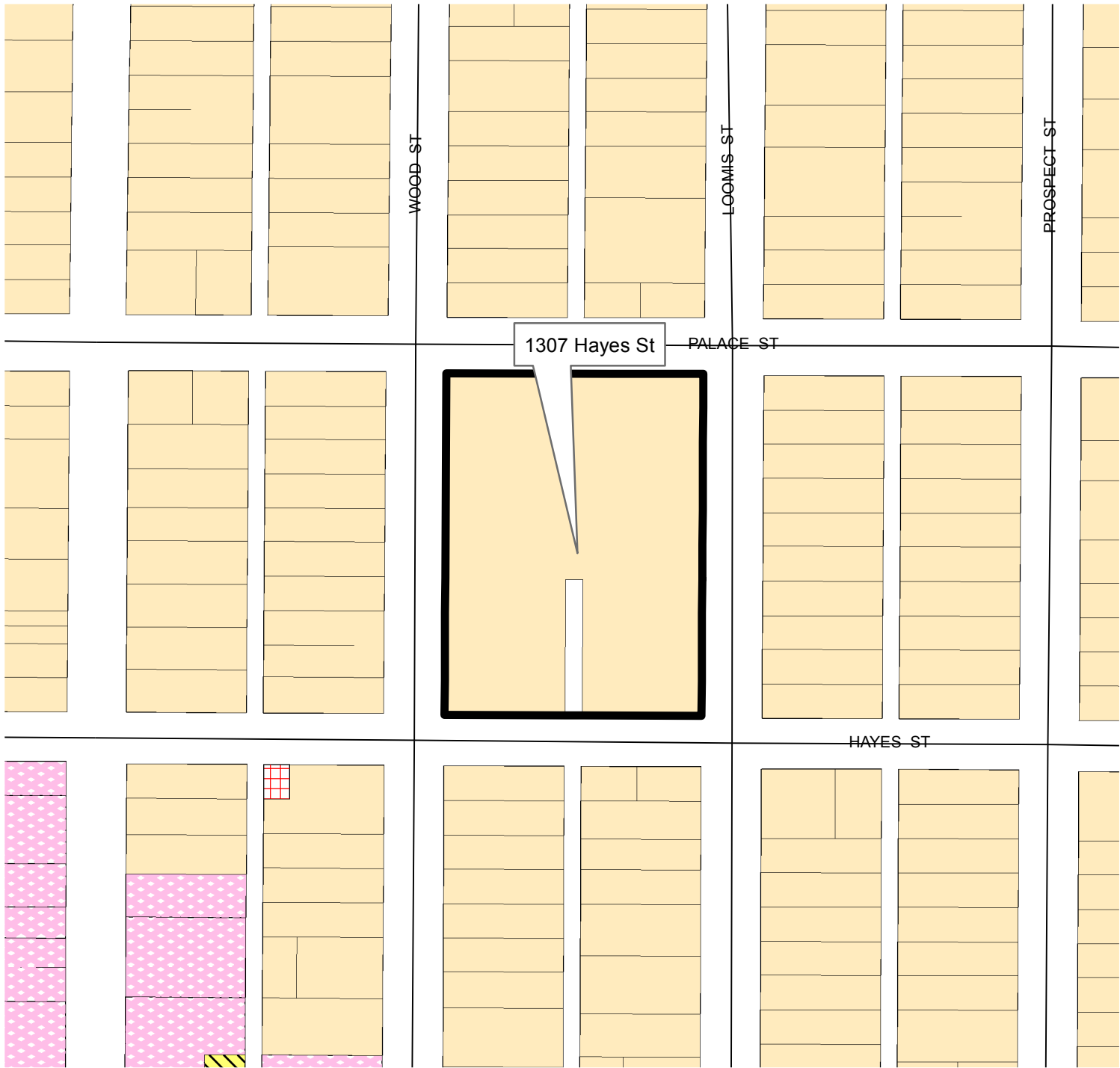
provide/construct some sort of structure to cover some, or all, of the parking area as this could be a feature that would attract tenants. Planning staff acknowledges the fact that it may be beneficial for the City to assist in providing park space for the residents and surrounding neighborhood. **This ORDINANCE is recommended for approval.**



BASIC ZONING DISTRICTS

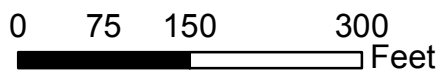
	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY





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PC14-1294