

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 2, 2018**

➤ **AGENDA ITEM – 18-0685 (Jason Gilman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District and Residence District to the Traditional Neighborhood District - General allowing a second multi-family residential apartment building at 1114 and 1120 5th Ave. S.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

A rezoning petition has been submitted by Mr. Brian Benson to rezone two parcels at 1114 and 1120 5th Avenue South from R-1 Single Family Residential to TND Traditional Neighborhood Development for the purposes of replacing the single family structure at 1120 5th Ave S with an 11 unit building and upgrading the existing 12 unit building at 1114 5th Avenue S.

There is some indication the applicant may want to combine parcels as the application indicates existing zoning does not allow two buildings.

➤ **GENERAL LOCATION:**

1114 and 1120 5th Avenue South, two blocks west of Hamilton Elementary School.

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

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan indicates TND, Traditional Neighborhood Development for these parcels.

➤ **PLANNING RECOMMENDATION:**

While the Comprehensive Plan indicates Traditional Neighborhood Development for these parcels, the Planning Department reviews the development proposal for consistency with the TND guidance which includes the following description:

This category includes a variety of housing unit types and densities, along with small-scale retail and service businesses. Some buildings may have both businesses and housing units. Buildings are set close to the sidewalk with parking is located behind buildings. Streets are narrow and include sidewalks and boulevard trees. Parks and other public spaces are integrated with other land uses. This land use encompasses existing traditional neighborhoods and high-amenity or high-activity locations such as near downtown and major institutions. The density is expected to be greater than 4 housing units per net acre and will include a mix of single and multi-family housing

Additionally, Traditional Neighborhood Development is also characterized by the City as having the characteristics as described as “traditional neighborhood development” in Wisconsin Statutes sec. 66.1027(1)(c) (1999-2000 Statutes: compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other.

The definitions in both cases imply a well-planned organization around mixed use development, with walking access to services and architecture that is more traditional in nature and fronts the street rather than parking.

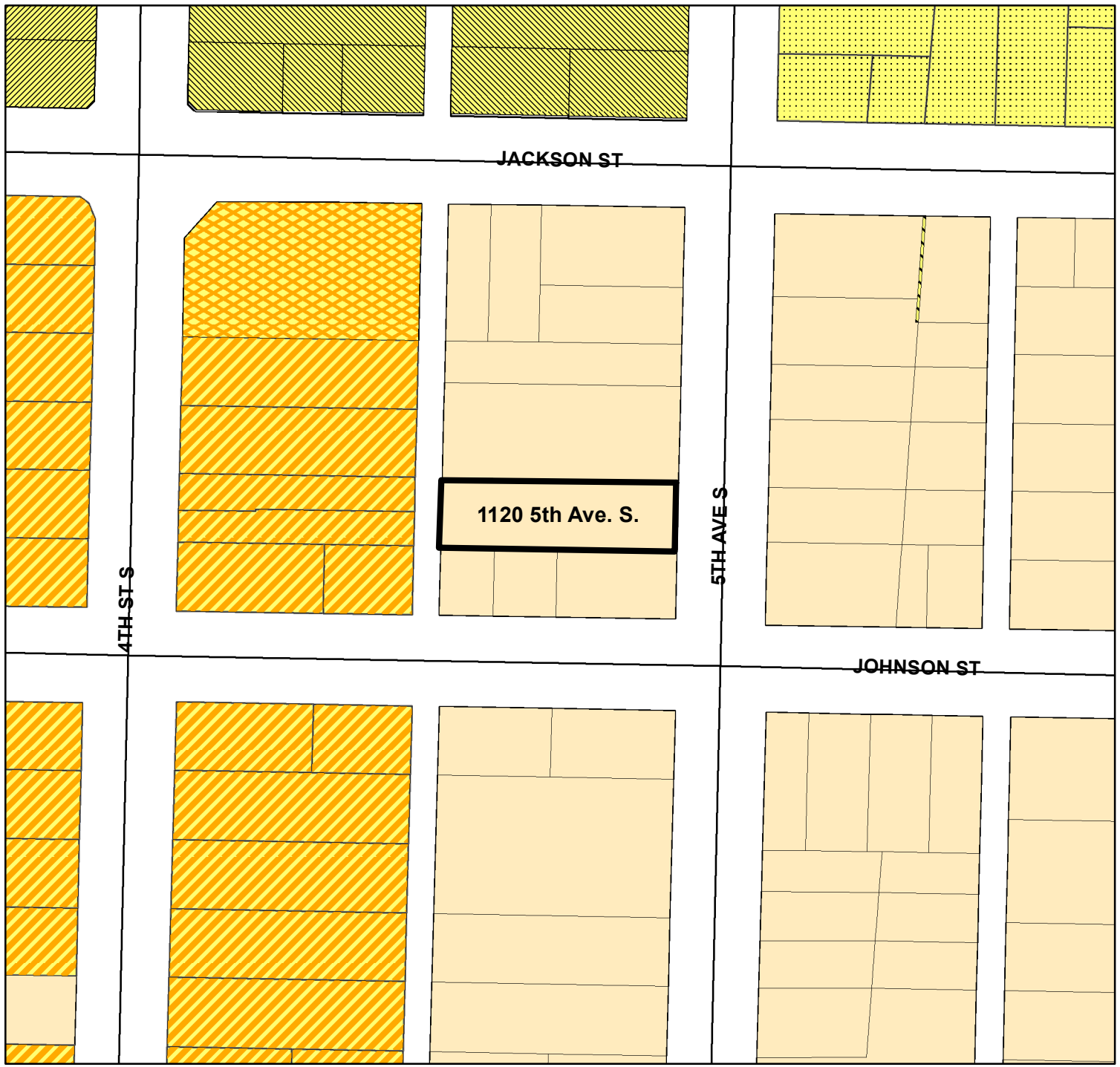
While TND may be implemented on small scale zoning changes, the larger context of the neighborhood needs to be considered to avoid multi-family infill that does not consider neighborhood context sensitivity.

The Powell Poage Hamilton Neighborhood Plan further encourages home ownership, preservation of quality properties and neighborhood history as well as master planning around the institutions. Lastly, the Joint Neighborhood and Campus Plan for the PPH neighborhood recommends R-1 downzoning on these sites.

A review of area housing densities shows a pattern of spotty, inconsistent multi-family infill in the surrounding blocks. While this mix of densities is generally preferred over segregation of high density housing, some consideration should be given to the orderly arrangement of homes and styles, offering investors some consistency in expectation.

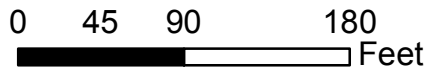
Given these considerations of the intent of the Comprehensive Plan for well-placed TND development, the Joint Neighborhood Development Plan and the PPH Neighborhood Plan’s recommendation to preserve and promote single family home ownership this petition is recommended for denial.

The Planning Department would consider a supportive recommendation if both properties were being upgraded into one context sensitive design, especially a traditional neighborhood design, but concerns remain over perpendicular apartment building infill that has poor relationship with surrounding land use and/or structures and the land use conflict with the neighborhood plan.



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
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