

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

➤ **AGENDA ITEM – 15-1040 (Amy Peterson)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific at 2219 South Avenue allowing for a multifamily housing development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the land depicted on attached **MAP PC15-1040** from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific District.

This development consists of the substantial rehabilitation of the former Bakalars Sausage Building, Armory, and Gund Brewery Stables into 25 apartments. The unit mix will consist of thirteen 1-bedroom units, eight 2-bedroom units and four 3-bedroom units. Each unit will have a combined living/dining area, full kitchen, washer and dryer, 1 or more bathrooms, closets, and additional storage areas. The building will provide as amenities an on-site leasing office, a community room, fitness area, computer/business area, activity/play area, and an outside deck for its residents. The interior spaces will reflect their former historic uses, while converting these spaces into contemporary housing units. Existing ceiling heights, defining historic details, and historic trim and textures will be retained; a new elevator will be installed. All new mechanical, electrical, plumbing and heating/air conditioning systems will be installed. The building will also be sprinkled in accordance with appropriate life safety code requirements. All spaces within the building will be designed to be accessible to all units.

The exterior of the building will maintain the historic character of the appropriate historic period of significance. At the same time, the existing building envelope will be improved, in order as to create an energy conscious building. A new roof system with insulation will contribute to the energy efficiency, while the masonry and roof parapet details will be repaired, re-tuckpointed, and maintained.

This application is being submitted for zoning approval, acknowledging that per the Multifamily Housing Design Standards, the regulations do not apply to our project because it is a building renovation using the Secretary of Interior Standards for historic buildings. That being said, we are incorporating as much of the Multifamily Housing Design Standards as possible, knowing that it also needs to meet the Secretary of Interior Standards for historic buildings. Final engineered drawings for

construction will be completed once feedback from the City and National Park Service historic requirements is provided.

➤ **GENERAL LOCATION:**

Across from the Gund Brewery Lofts on South Avenue.

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

The Economic Development Commission has approved both CDBG and TIF financing for this project; the Common Council has approved CDBG funding. The TIF developers agreement is under negotiation at the time this report was written.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This use and redevelopment is consistent with the Comprehensive Plan.
























➤ **PLANNING RECOMMENDATION:**

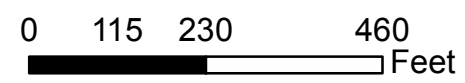
**This Ordinance is recommended for approval.**



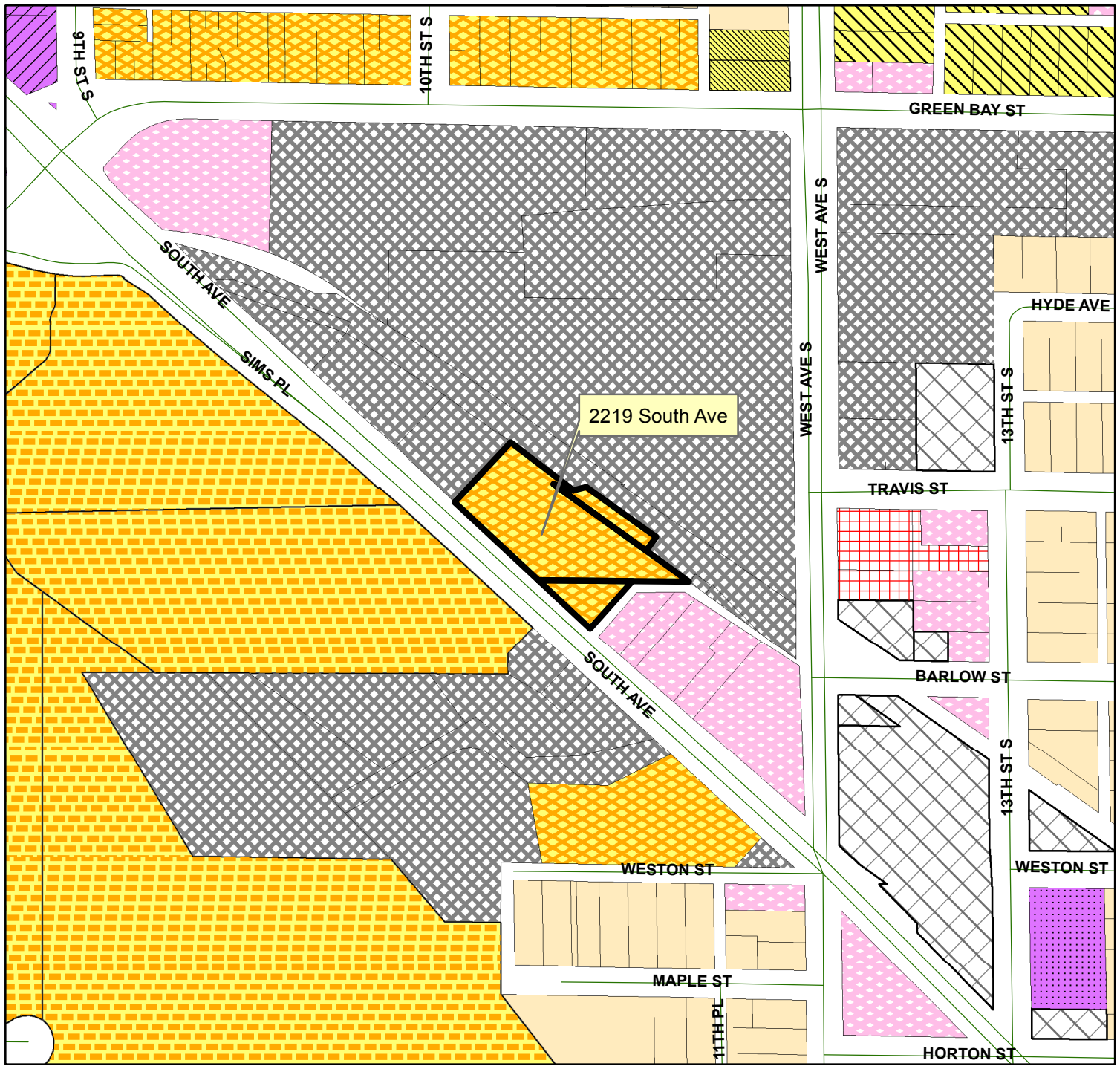


## BASIC ZONING DISTRICTS

	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
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	City Limits
	SUBJECT PROPERTY







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