

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 14, 2017**

➤ **AGENDA ITEM – 17-1055 (Tim Acklin)**

Review of Floor Plans for the property located at 400 4th St. N. to complete the Conditional Use Permit process.

➤ **ROUTING:** CPC Only

➤ **BACKGROUND INFORMATION:**

The applicant is seeking approval of Floor Plans by the City Plan Commission for the property depicted on attached **MAP PC17-1055** in order to meet one of the requirements associated with their Conditional Use Permit.

The applicant purchased the property from La Crosse County with the intent of adaptively reusing the property for residential, primarily to serve WTC. Existing zoning does not permit residential on the ground floor, however Municipal Code does allow for ground floor residential by Conditional Use Permit. The applicant applied for a CUP in October 2014 which was approved by the Common Council in their November 2014 cycle. The CUP was approved with the following two conditions:

- 1) Final plans must go through the Multi-Family Design Review process.
- 2) Final floor plans must be approved by the City Planning Commission and must include a lobby.

The applicant is currently going through the Design Review process.

Floor plans for the project are attached as part of the Legislation.

➤ **GENERAL LOCATION:**

400 4th Street N. (Former La Crosse County Administration Building)

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

The applicant's CUP was approved by the Common Council at their November 2014 meeting.

The Design Review Committee held a preliminary review of the project on August 4, 2017.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This project contribute to the social and economic revitalization of Downtown which is a primary Objective in the Compressive Plan and the City Vision 2020 Downtown Master Plan.

➤ **PLANNING RECOMMENDATION:**

Since approval in November 2014 the applicant has since altered the scope to accommodate a variety of renter types. Rather than just students the project will also be marketed to empty nesters, urban professionals who work Downtown, or even families. The applicant is also looking to incorporate some retail on the ground floor. The proposed adaptive reuse of this building will only benefit the Downtown. **This item is recommended for approval.**

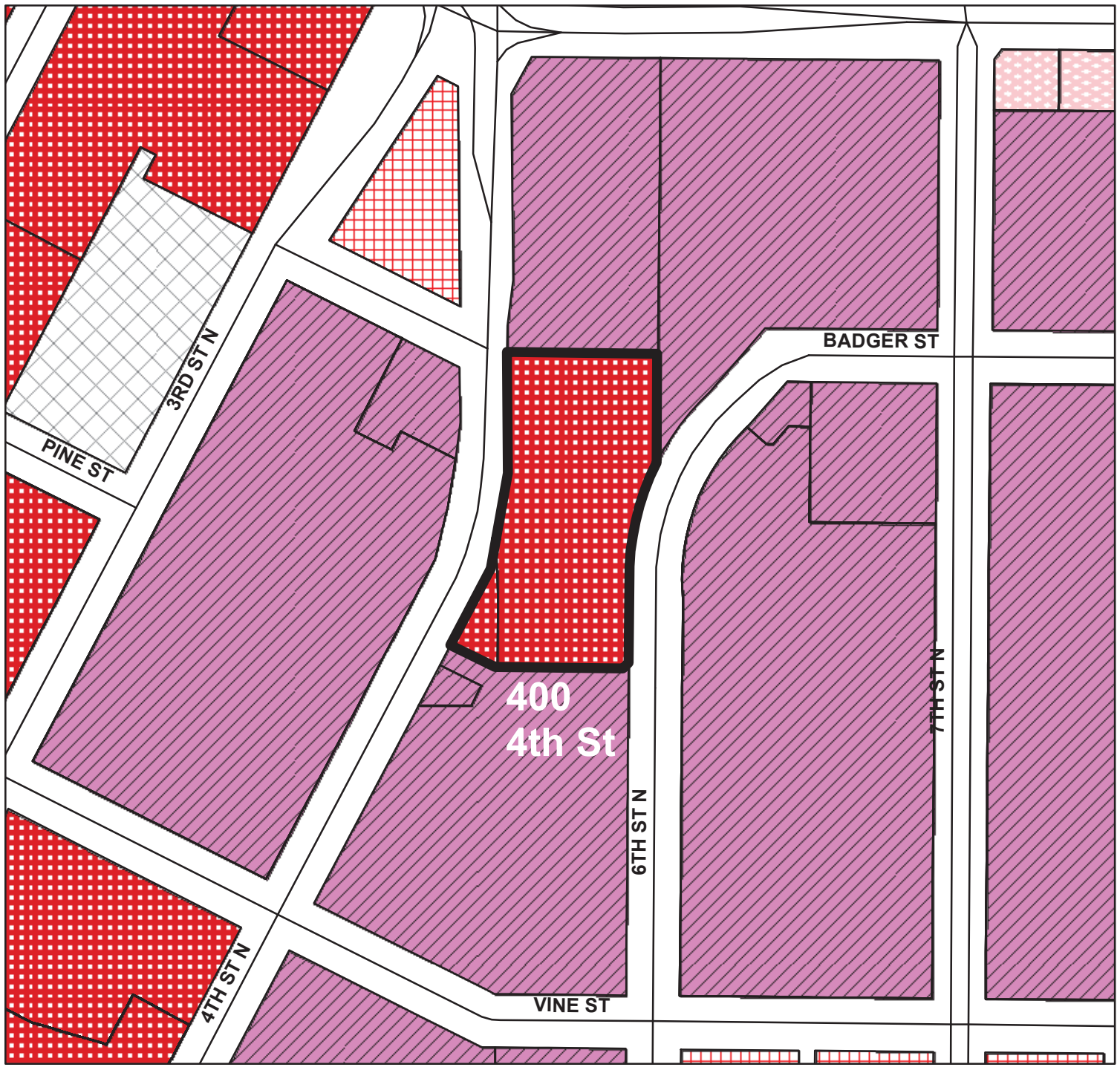


BASIC ZONING DISTRICTS

	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
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	A1 - AGRICULTURAL
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