

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 1, 2021**

➤ **AGENDA ITEM – 21-1445 (Jack Zabrowski)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Low-Density Multiple Dwelling District to the Special Multiple Dwelling District allowing for the construction of a 4-story, 64-unit multi-family residential building at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St S, and 403, 409-411, 415-417 Jackson St.

➤ **ROUTING:** J&A 11.2.21

➤ **BACKGROUND INFORMATION:**

The parcels of this proposed development are currently zoned R4-Low Density Multiple the applicant, Cinnarie Solutions, is requesting a transfer to R6-Special Multiple to accommodate increased height and density. Cinnarie Solutions was selected by the Community Development Committee to through a competitive bidding process to redevelop the site. Cinnarie’s proposal was in response to the City’s request to replace aging, blighted properties with mixed-income multi-family housing, with a focus on serving people who have been homeless. La Crosse County has facilitated the redevelopment by waiving their “tipping fees” at their landfill for demolition materials from the project. The proposed development encompasses the following:

- A 4-story, 64-unit building containing 3 studios, 22 1bedroom, 28 2 bedroom and 11 3-bedroom units.
- 11 Units will be two-story, townhome-style units with individual entrances facing 4th St. and Jackson St.
- 39 covered parking spaces and 19 additional surface parking spaces.
- A community room, fitness room, and on-site leasing office.

Cinnarie recently altered their design, adding 20 feet 6 inches to a setback to accommodate an objection by a property owner at 1103 4th St S. who was not interested in selling their home. The objection was therefore rescinded by the property owner.

➤ **GENERAL LOCATION:**

The 300 block of Jackson St. the first 400 feet of 3rd St. from the intersection of 3rd and Jackson in the Washburn neighborhood District and Common Council district nine represented by Chris Woodard. The 64-unit proposal encompasses nearly the entire block.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map in Confluence, our Comprehensive plan designates these parcels as Traditional Neighborhood Development (TND). This designation encompasses existing traditional neighborhoods as well as high amenity or high-activity locations near downtown

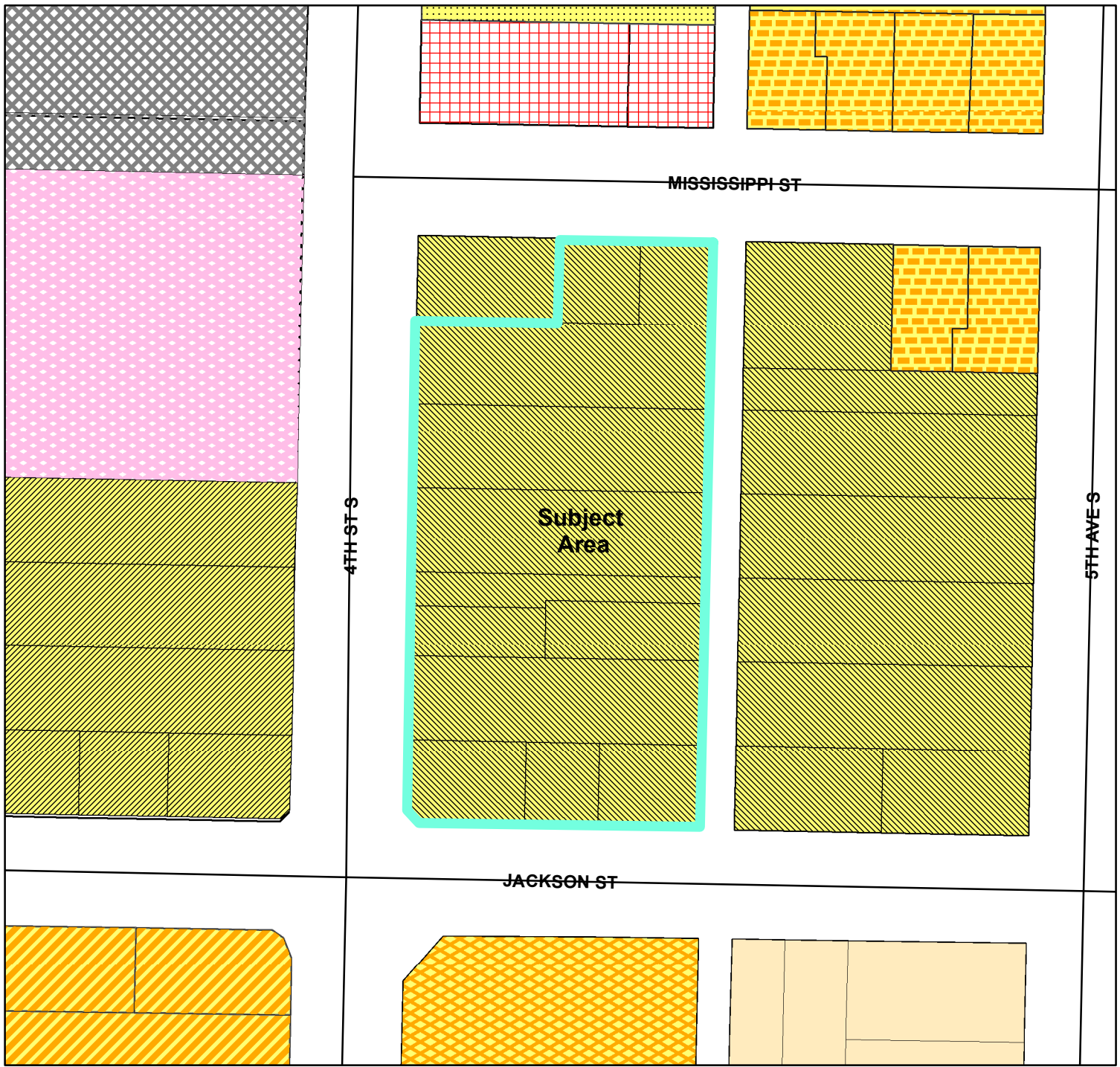
and major institutions. The density of this development exceeds our TND district density guidelines; however, these are only guidelines and the other aspects of the proposed development agree with the TND district. The proposal may not meet our TND density guidelines; however, it meets many of the Smart Growth guiding principles of our Comprehensive plan; promoting a mix of land uses, compact building design, creating a range of housing opportunities and choices, strengthening and directing development towards existing communities.

The proposed development is in the Washburn Neighborhood and the Washburn Neighborhood plan states, “While the overall goal is a reduction in the number of rental properties, encouraging larger, high-density rental properties can work to retain density. The main issues to consider for these properties will be their location, their design, and provisions for parking.”

Development of high-density housing along our urban arterial corridors, such as the proposal before you, would be consistent with our Comprehensive plan and the Washburn Neighborhood plan. **The proposed transfer from R4 to R6 would be consistent with our comprehensive plan.**

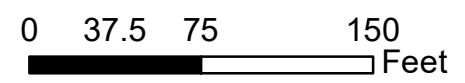
➤ **PLANNING RECOMMENDATION:**

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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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