

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 1st, 2018**

➤ **AGENDA ITEM – 18-1269 (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 Multiple Dwelling District to the Special Multiple District allowing for student housing at 316, 312, 304 West Ave. N. and 1225 Vine St.

➤ **ROUTING:** CPC & J&A

➤ **BACKGROUND INFORMATION:**

The applicant would like to demolish 304, 312, and 316 West Avenue North and rebuild a 16 unit apartment building with 38 parking spaces. The applicant is requesting a zoning change from Multiple Dwelling (R5) to Special Multiple Dwelling (R6) for 304, 312, and 316 West Avenue and 1225 Pine Street (adjacent property). The applicant states that “existing structures are older and harder to maintain” and the “proposed new structures will meet current building codes, accessibility standards, increase tax base and better manage stormwater.”

➤ **GENERAL LOCATION:**

The east side of 300 block of West Ave. North, between Vine and Pine Street opposite Taco Bell and Topper’s Pizza.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The Future Land Use map in Confluence the Comprehensive Plan map depicts this area as Medium Intensity Retail, Office or Housing. This request would be consistent with the Comprehensive Plan in that it encourages nodes of development along transportation corridors.

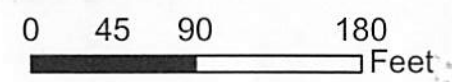
➤ **PLANNING RECOMMENDATION:**

Approval - planning staff recommends approval of this request.



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

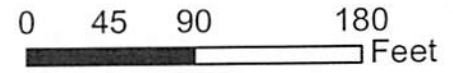


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