

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 28, 2016**

➤ **AGENDA ITEM – 16-1100 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Planned Development District - General allowing for development of multifamily housing development at 707, 713 and 721 La Crosse Street.

➤ **ROUTING:** J&A Committee, Public Hearing 11/29/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The petitioner plans to develop 30,231 square feet of vacant commercial land for a 2- or 3-story building with 24-36 2-bedroom residences and an office. The estimated cost of the improvement is over \$3 million to commence in 2017. Residential density of the lot would be 840-1260 square feet per unit. The east parking lot is likely less than a yard from the adjacent commercial building. There appears to be about 6,046 sq. ft. (20%) of open space. Tree and shrub placement are roughly sketched in the site plan. The soil on the site is “Urban land, valley trains.” It is pretty level, but slopes down on the north end about 6-8 feet. Applicant did not include waiver requests.

➤ **GENERAL LOCATION:**

Goosetown N’hood, at NE corner of La Crosse St. and 7<sup>th</sup> St. as depicted in Map 16-1100.

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map has identified these parcels as Downtown, “high intensity office, retail, housing ... [where] high priority is placed on providing attractive public amenities with strong pedestrian orientation.” It would support land use objectives for targeted redevelopment and downtown reinvestment, by filling in a vacant site next to downtown.

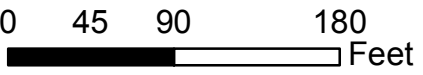
➤ **PLANNING RECOMMENDATION:**

**Planning staff recommends approval of this ordinance.**

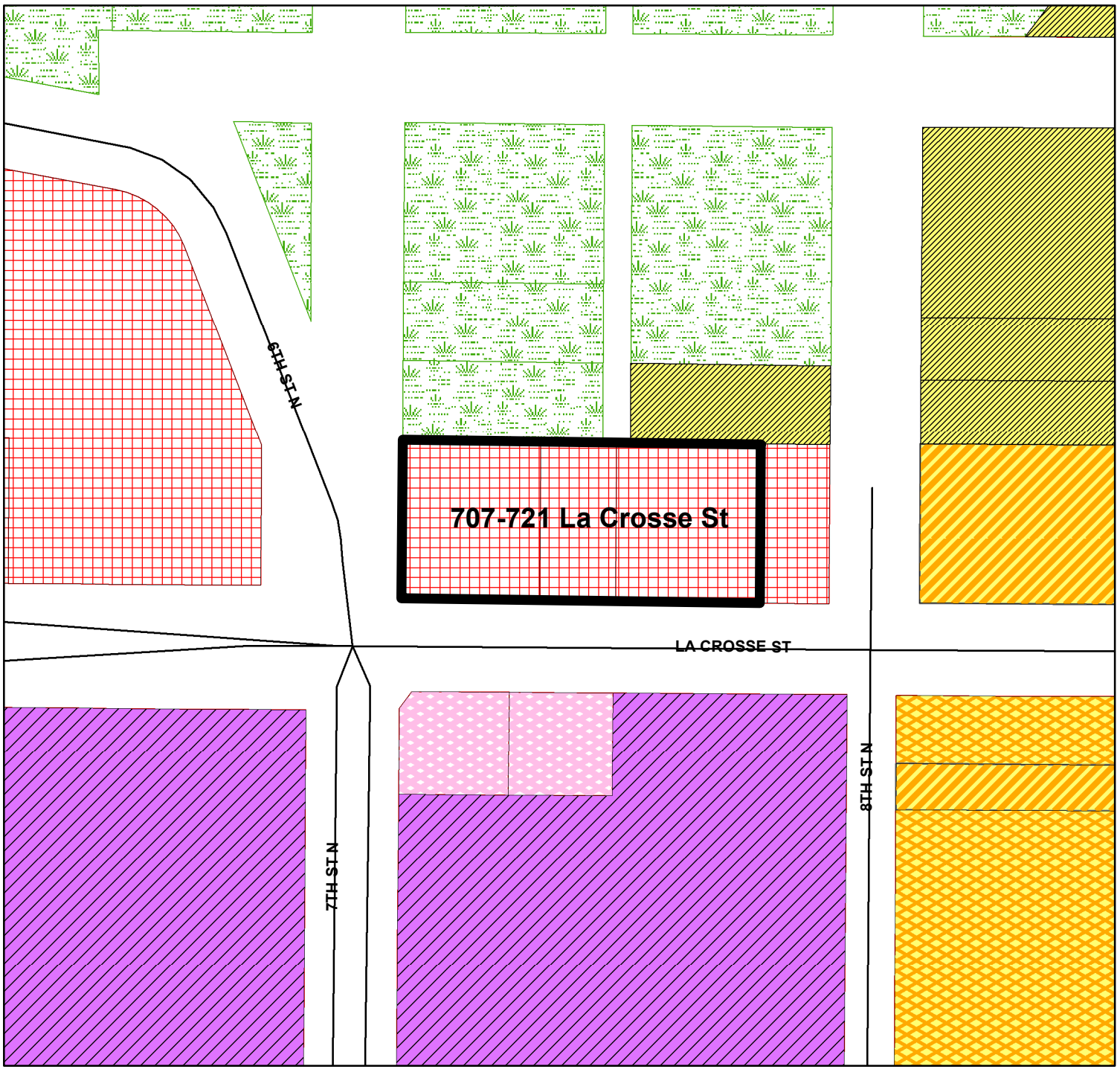


# BASIC ZONING DISTRICTS

-  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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