

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 3, 2019**

➤ **AGENDA ITEM – 19-1158 (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 Single Family District and Residence District to the Traditional Neighborhood District - General allowing use as commercial, mixed use or multi-family development at 618 Jackson St. and 1004 7th St. S.

➤ **ROUTING:** CPC 9/3/19; J&A 9/3/19

➤ **BACKGROUND INFORMATION:**

The City's Community Development Committee intends to combine and sell these vacant parcels (9,100 sq. ft. total) for development as a mix of commercial and residential uses – the current zoning would not allow for commercial use. Development in the proposed zone would need to meet the City's design standards. It is located at the corner of an intersection of a principal arterial street and collector street.

In Sec. 115-403, the requirements for TND zoning refer to [“A Model Ordinance For Traditional Neighborhood Development”](#). The TND – General and TND – Specific rezoning process reflect the requirements for the General Implementation Plan (Sec. 3.2) and Specific Implementation Plan (Sec 3.3), respectively. Therefore, a TND – General rezoning applications should meet the General Implementation Plan Submission Requirements. These requirements include a map, site inventory and analysis, conceptual site plan, conceptual storm water management plan, identification of the architectural style(s), and information about agreements which will influence the use and maintenance of the proposed development.

➤ **GENERAL LOCATION:**

Powell Poage Hamilton Neighborhood, the SW corner of Jackson St & 7th St depicted in Map 19-1158.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** Not applicable

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The 2002 Comprehensive Plan identified this parcel for Traditional Neighborhood Development, which “includes a variety of housing unit types and densities, along with small-scale retail and service businesses.” However, the 2013 *Powell-Hood-Hamilton / Gundersen Lutheran Medical Center Joint neighborhood and campus plan* identified this parcel for “Single family (R1) downzoning.” Its purpose is to “protect single-family nature of the core neighborhood areas, promotes home ownership and neighborhood stability, and provides assurance to current and future residents that PHH will not lose its fundamental character.”

➤ **PLANNING RECOMMENDATION:**

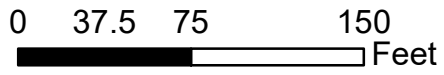
Approval with the condition that the developer submit a general implementation plan to the Community Development Committee – The application is incomplete and requires a general implementation plan outlined in Sec. 3.2. 2. of “A Model Ordinance for Traditional Neighborhood Development” referred to in Sec. 115-403 of the Code of Ordinances. Rather than add an additional hearing, developers proposing to build on the site can address these requirements in their proposal. That hearing will be publicly noticed to provide opportunity for feedback.



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







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

