

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 29, 2014**

➤ **AGENDA ITEM – PC2014-09-29-08 (Tim Acklin)**

AN ORDINANCE to amend Section 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 at 503, 509/511, 513/515 12th St. N. and 1117 Badger Street allowing for residential apartments.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the properties depicted on attached **MAP PC214-09-29-08** from the R5-Multiple Dwelling District to the R6-Special Multiple District. The applicant is has acquired the subject properties with the intent to demolish them and construct a new 18-unit apartment building for student housing. The applicant is requesting to rezone it to R6 in order to allow them to construct more units per square foot. (1 unit per 400 sq. ft. vs 1 unit per 1,500 sq. ft.) A copy of the proposed site plan is attached.

➤ **GENERAL LOCATION:**

503, 509/511, 513/515 12th St. N. and 1117 Badger Street

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

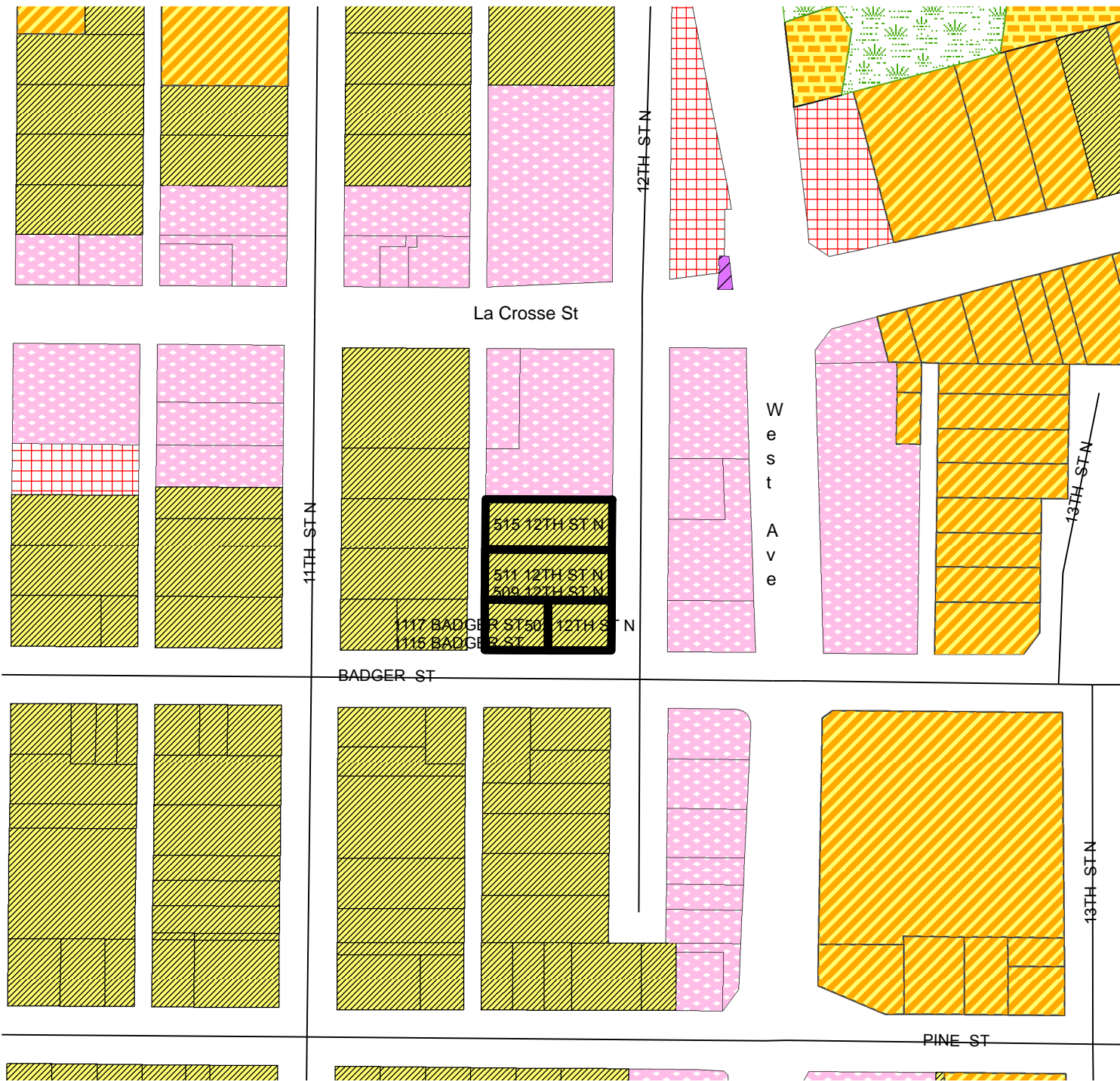
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed rezoning is consistent with the Comprehensive Plan as this area is designated as High Intensity Retail, Office or Housing which includes R6 zoning.

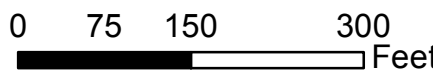
➤ **PLANNING RECOMMENDATION:**

The applicant is proposing to demolish five existing dilapidated structures and construct a new apartment building in an area that has been designated for higher density residential. The project will have to go through the Multi-Family Design Review process. The applicant recently constructed two apartment buildings between Pine and Vine Streets on 13th Street N that went through the process and met all of the requirements so staff is confident that this project will not be detrimental to the surrounding area. **This Ordinance 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
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
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