

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
APRIL 4, 2022**

➤ **AGENDA ITEM: 22-0353 (Tim Acklin)**

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 Residence District - to the Traditional Neighborhood Development District - Specific allowing for two 4-unit townhouses and two 4-car garages at 1024, 1034, and 1038 Denton Street.

➤ **ROUTING: J&A 4.5.2022**

➤ **BACKGROUND INFORMATION:**

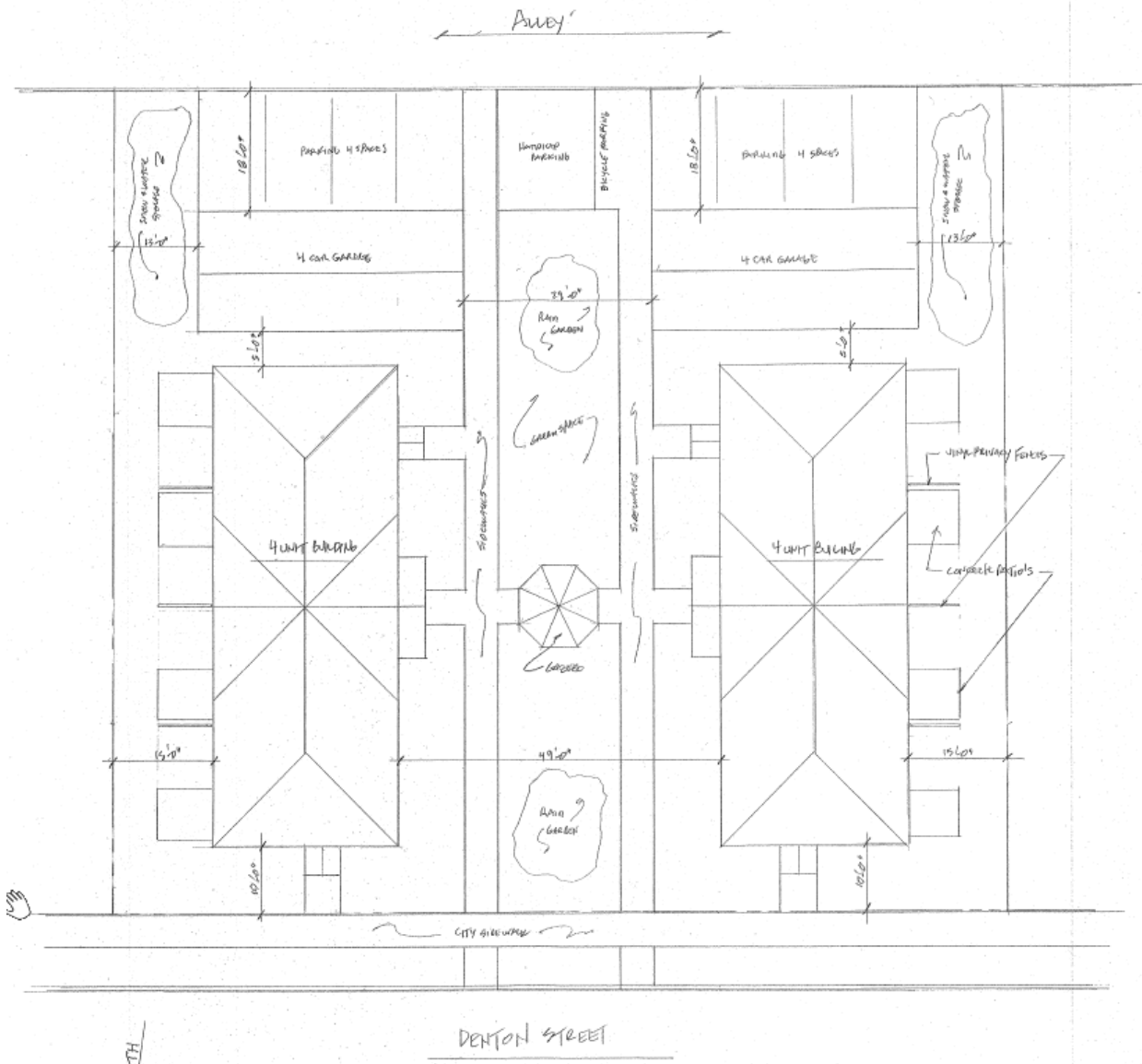
The applicant is proposing to build two, 4-unit residential buildings and two, 4-bay detached garages on the property depicted on attached **MAP PC22-0353**. This property is comprised of two parcels.

The Planning Department acquired one of the properties in 2020 and removed the triplex that had occupied it at the time. Typically, they like to replace the number of units that are removed but, listed it as a single-family lot. In 2021 the adjacent property owner approached the City and offered to sell their property to them. Staff only wanted to purchase the property if it could be combined with the adjacent one for a multi-family development. Staff approached the Powell-Poage-Hamilton Neighborhood Association and invited the surrounding property owners. Multi-family was supported. The adjacent property was purchased.

Staff then prepared a letter of interest for multi-family and even sent it to the surrounding property owners for comment. None were provided. Staff then listed the property for sale for a multi-family development. Two projects were submitted to the City for consideration. The surrounding property owners were invited to the Community Development Committee meeting for the selection of the developer. The proposal that offered the most density was selected and is attached to this zoning petition.

The applicant's proposal will also be constructed so that the units may be sold individually and be owner occupied. No deed restriction would be placed on the property required it to remain owner occupied. The proposal includes two, 4-unit buildings facing each other with a central courtyard between them. Alley access to detached garages is also proposed. Each unit includes two bedrooms. Each unit would include two parking spaces however, one space is stacked behind the garage space. The applicant intends for each unit to meet the Focus on Energy Program standards.

See attached plans for more information.



➤ **GENERAL LOCATION:**

South side of Denton Street at the T-intersection of 11th St s and Denton St., Powell-Poage-Hamilton Neighborhood Association, Council District #11.

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

The Powell-Poage-Hamilton Neighborhood Association supported a multi-family project on this property.

The Community Development Committee selected this proposal for this property.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This property is depicted as Traditional Neighborhood Development in the Comprehensive Plan. The land use category includes a variety of housing types and densities which would make the proposed use consistent with the Comprehensive Plan.

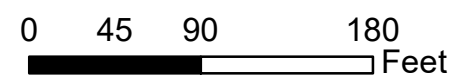
➤ **PLANNING RECOMMENDATION:**

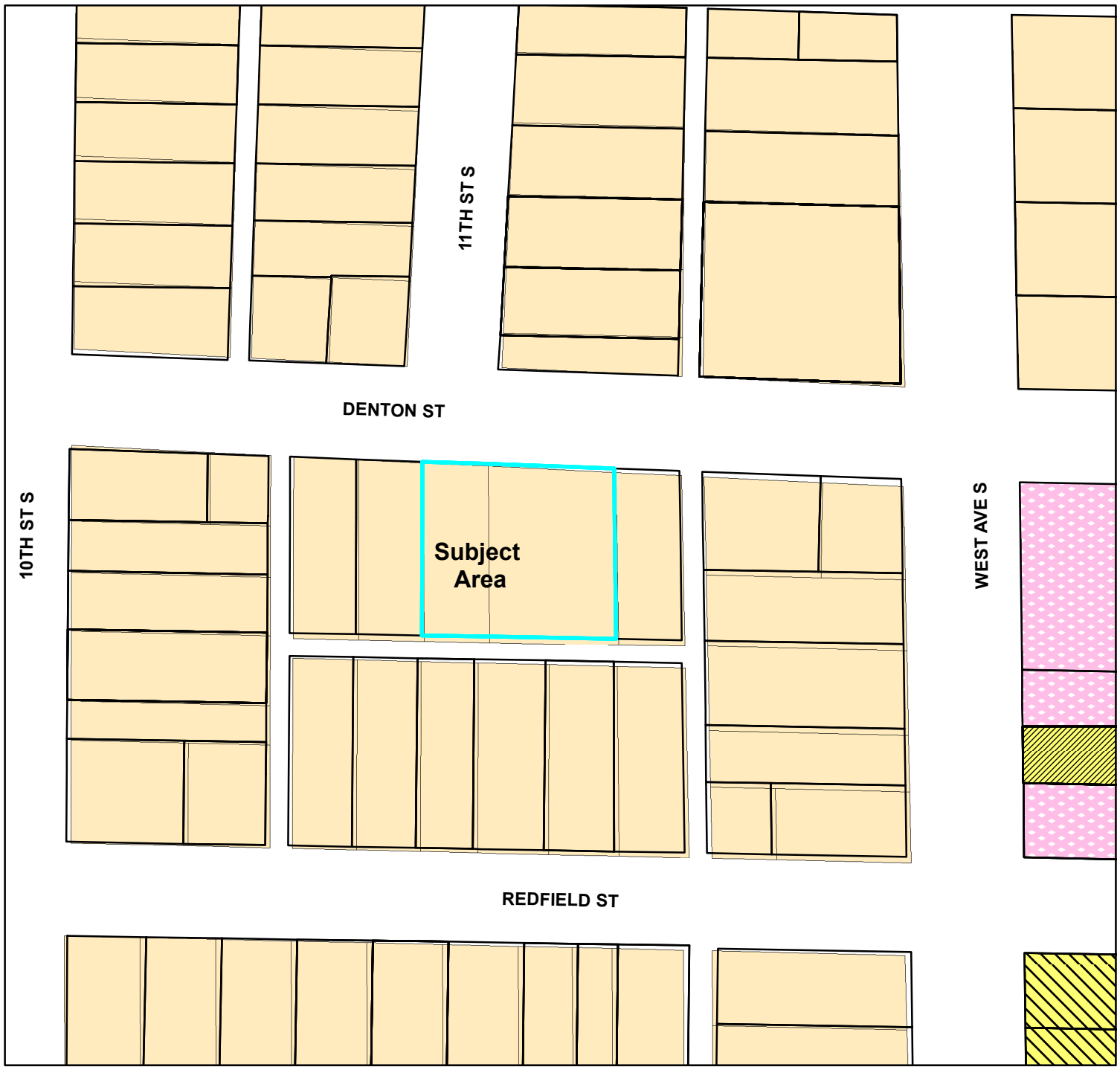
Approval – Staff diligently worked with the neighborhood and included the surrounding property owners from the beginning to ensure that there was support for a multi-family at this location. A development of this size is consistent with the Comprehensive Plan.



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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