

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 4, 2016**

➤ **AGENDA ITEM - 15-1248 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District - General at 3004 Gillette Street allowing for a multi-family development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would transfer the property depicted on attached **MAP PC15-1248** from the C2-Commercial District to the Planned Development District – General. The applicant is proposing to construct 2-16 unit apartment buildings on the site. Each unit will have 2 bedrooms for a total of 64 bedrooms. Both buildings will be constructed closer to Hwy 16 with surface and garage parking in the rear. Due to the slope of the site the buildings will be 3 stories in height from Hwy 16 but only 2 stories in height from the parking lot. The applicant is requesting Planned Development zoning as that is the only zoning district that will permit him to have to primary buildings on the same lot per Common Council Approval. Plans for the proposed buildings are attached as part of the Legislation.

➤ **GENERAL LOCATION:**

Southeast corner of Hwy 16 & Gillette Street.

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

A preliminary design review of the proposed project was conducted by the Design Review Committee on December 18, 2015.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is depicted as Fringe Residential Housing on the Future Land Use Map in the Comprehensive Plan. Fringe Residential Housing allows for higher density residential through Planned Unit Development zoning which makes this consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

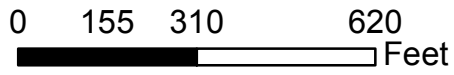
Developing this corner into higher density residential will not have a negative impact on the surrounding properties. In addition, this development will have to go through a final design review process and a final PUD zoning before the Council. **This Ordinance is recommended for approval.**

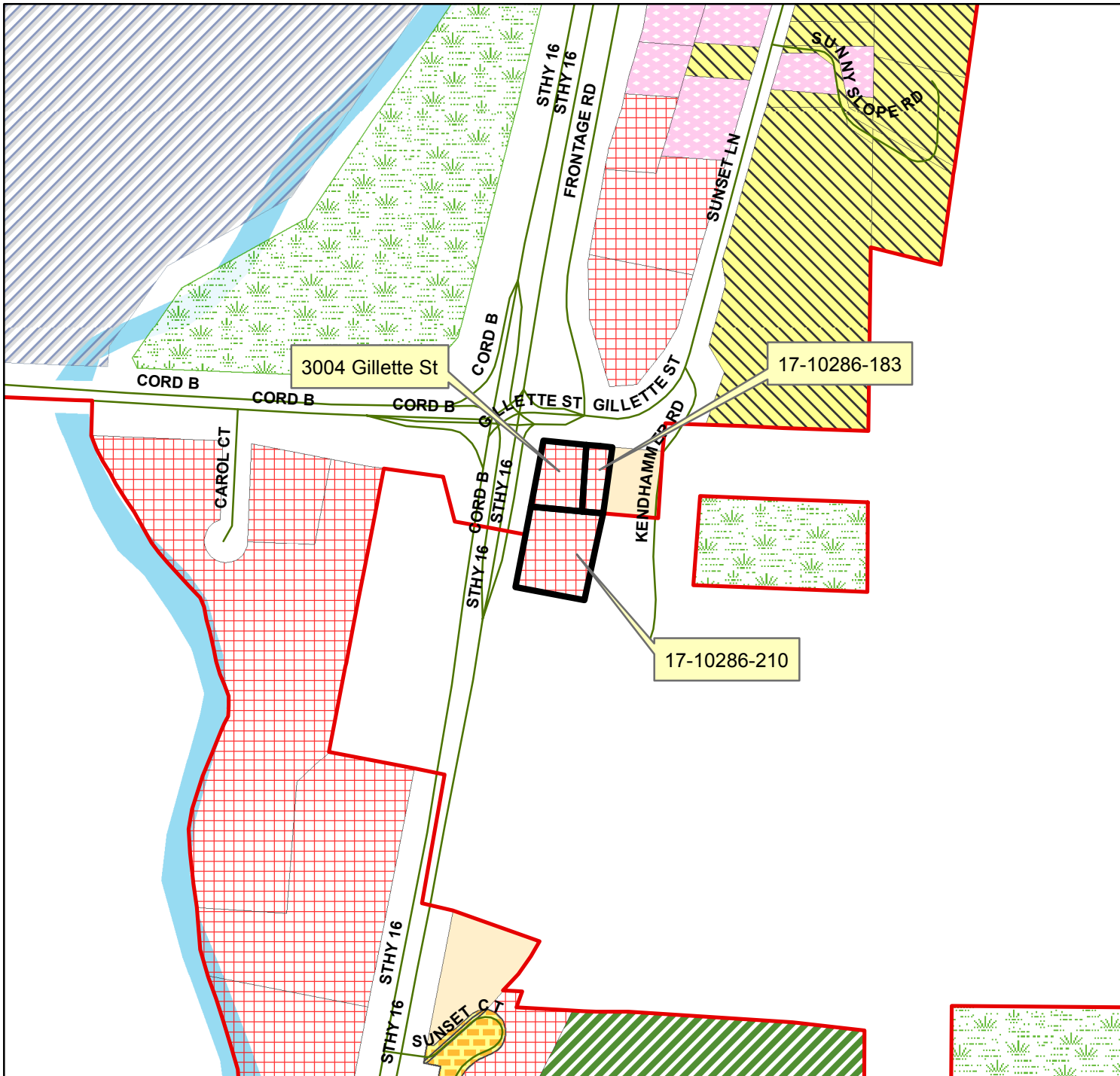


BASIC ZONING DISTRICTS
























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	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
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