

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
September 28, 2015**

➤ **AGENDA ITEM – 15-0952 (Amy Peterson)**

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 Traditional Neighborhood District - General at 5305, 5313 and 5405 Mormon Coulee Road allowing for multifamily apartments.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The property is depicted on attached **MAP PC15-0952** and is located on the corner of Mormon Coulee Road and 33<sup>rd</sup> Street S. These parcels and the parcel to the north as well as to the west, across Mormon Coulee Road are all zoned commercial. The parcel to the north is home to Edwards Mini-Storage. All other surrounding parcels are zoned R2 or R5 residential. The applicant is looking to build a multi-family, mixed income residential building of about 46-50 units. The property will include 30 units for Section 8 assistance and all units will be targeted to the elderly/physically handicapped population.

The applicant is estimating a final total assessed value of \$5.5M and they are looking to start construction in spring 2016.

Anticipated waivers include a request of the required number of parking spaces, as this will be an elderly/handicapped building and it is anticipated that 50% of the tenants will not own a vehicle and will use public transportation. There is a bus stop located at the corner of 33<sup>rd</sup> Street and Mormon Coulee. The applicant also states that there may be a need for a setback waiver.

➤ **GENERAL LOCATION:**

On the east side of Mormon Coulee Road, across from the Fiesta Mexicana Restaurant.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map calls for High Intensity Retail, Office or Housing in this location, thus this use is consistent with the Plan.

➤ **PLANNING RECOMMENDATION:**

Unfortunately along this stretch of Mormon Coulee Road, the Wisconsin Department of Transportation requires a 50 foot set back. This antiquated requirement does not allow buildings to be pulled up to the curb, per the City's Design Review Requirements. In effect, this regulation of the City will continue to perpetuate suburban style, transit oriented development along this stretch of roadway. This requirement also makes it difficult for developers to push parking to the back of the development.

**Planning staff recommends approval of the rezoning, but recommends the following modifications to the site plan prior to an application for TND – Specific rezoning:**

- **Redesign the building to be at the 50 foot setback with as much parking as possible facing north and east.**
- **If feasible, shift the entrance to farther east or to the northeast side of the property.**




























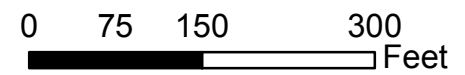
5305 Mourmon Coulee Rd

5313 Mormon Coulee Rd

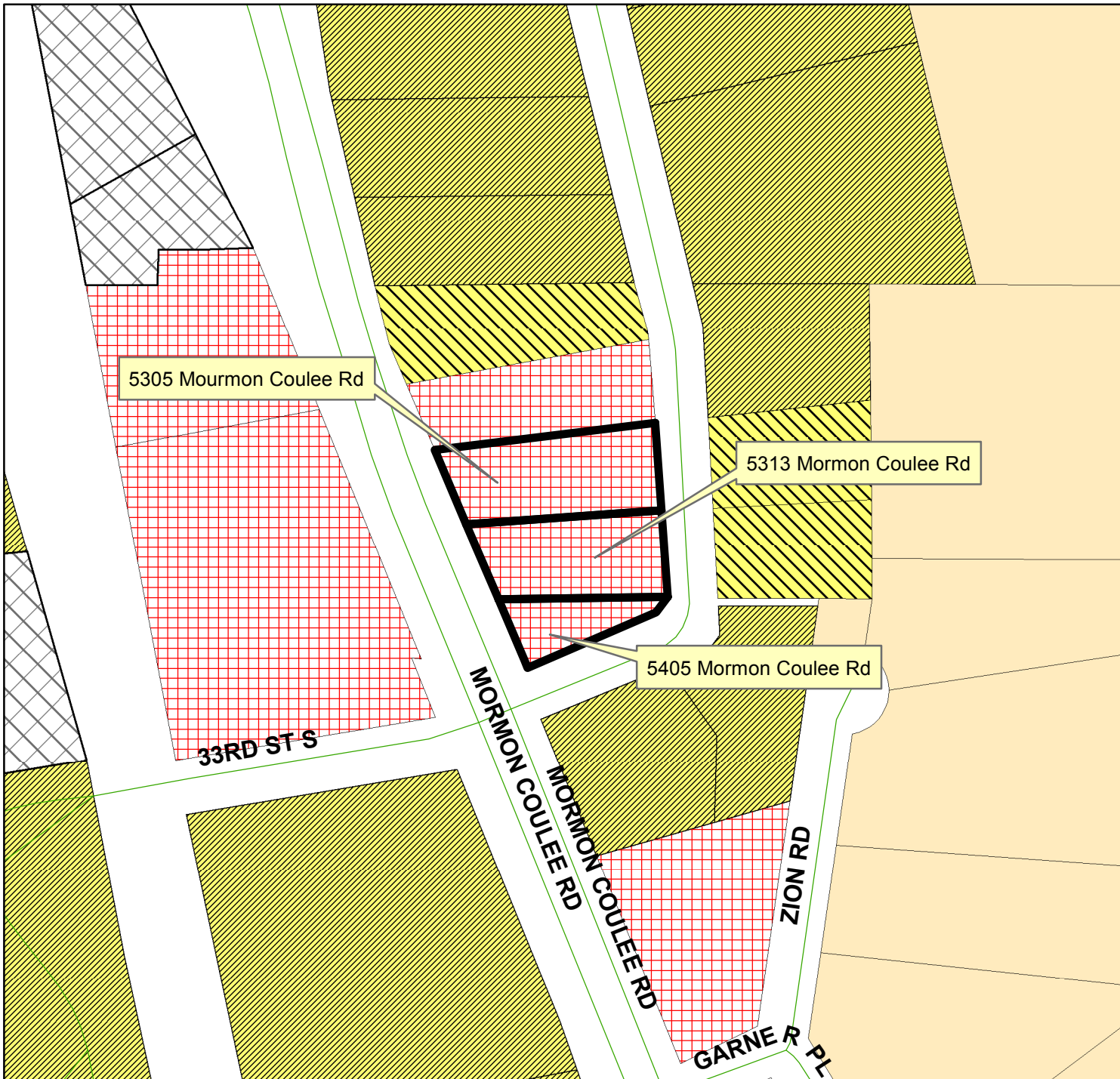
5405 Mormon Coulee Rd

# 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

