

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 29, 2021**

Ø **AGENDA ITEM – 21-0162 (Jack Zabrowski) (Referred)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to Multiple Dwelling District allowing development of an apartment building at 432 Division St. & 608 5th Ave. S.

Ø **ROUTING: J&A 3.30.21**

Ø **BACKGROUND INFORMATION:**

The property at 432 Division St. was formerly occupied by the offices of the Big Brothers, Big Sisters of the 7 Rivers Region. 608 5th Ave S. served as a green space, parking lot and has one small accessory building for the office facility at 432 Division St. The building at 432 Division St. is currently vacant. The applicant would like to demolish the current office building and garage and construct a new 12-unit apartment building. The stated goal of the proposed apartment development at 432 Division is to provide affordable rental housing.

Ø **GENERAL LOCATION:**

The southwest corner of the intersection of Division St. and 5th Ave.

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map depicts this location as High Intensity Retail, Office or Housing. Our Comprehensive plan encourages urban infill re-development prioritizing access to services and amenities via walkable and bikeable streets decreasing the demand placed upon our transportation network. Encouraging new, high density, affordable housing in the Washburn Neighborhood would be consistent with the Comprehensive Plan.

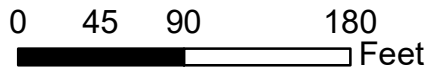
Ø **PLANNING RECOMMENDATION:**

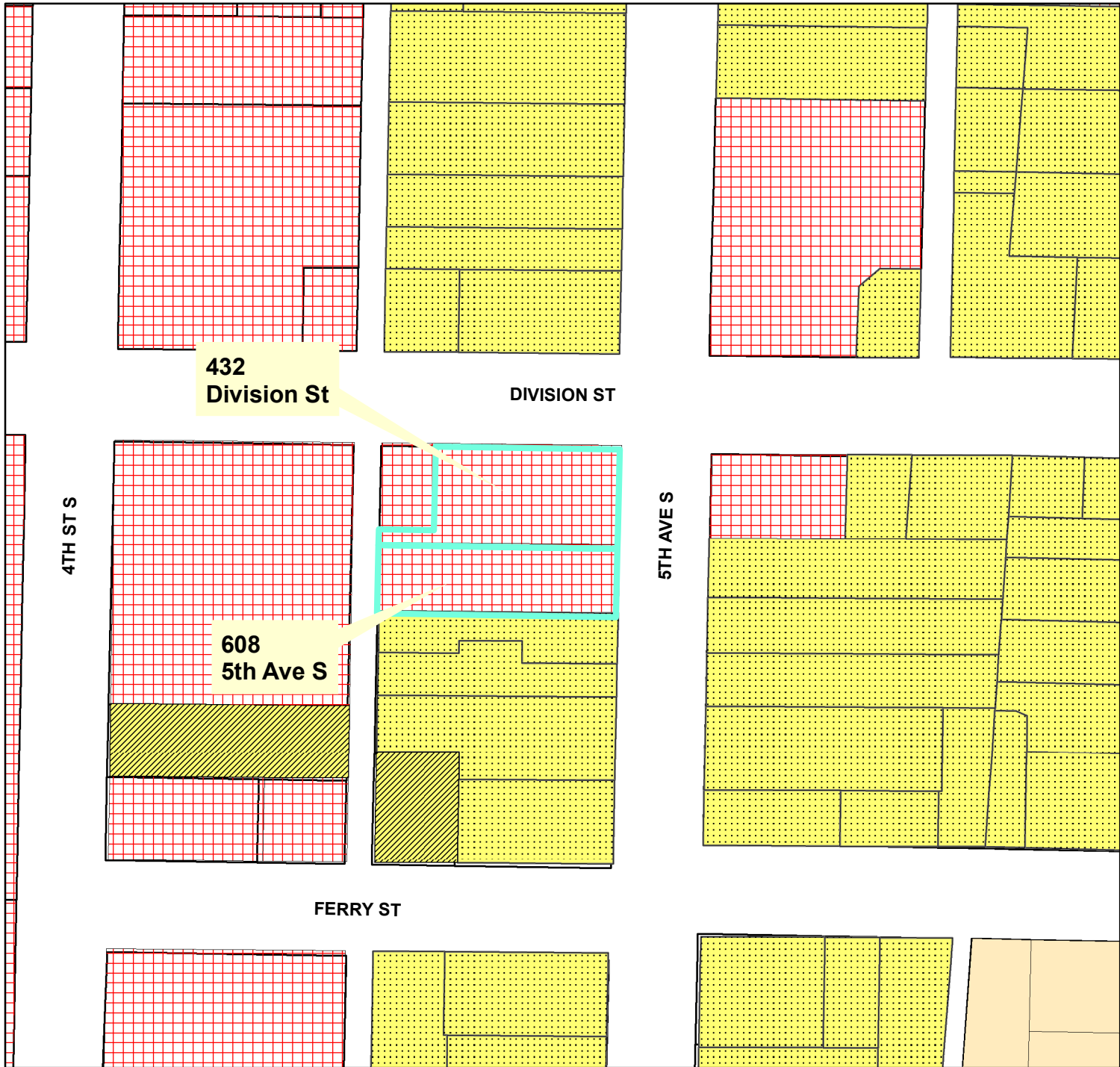
The attached plans have not been reviewed by our Design Review Committee and will need to comply with design review standards before any building permits can be issued. **Planning staff recommend approval of the transferring of certain property from the Commercial District to Multiple Dwelling District** allowing development of an apartment building at 432 Division St. & 608 5th Ave. S.



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
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-  City Limits
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