

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 3, 2014**

➤ **AGENDA ITEM - 14-1168 (Nathan Patros)**

Application of STIZO LLC for a Conditional Use Permit at 400 4th St. N. allowing for adaptive reuse to a private dorm for Western Technical College students including residential on first floor.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This agenda item is related to agenda item 14-1150. The petitioner is requesting a conditional use permit to allow residential use on the first floor of the County Administrative Building redevelopment.

➤ **GENERAL LOCATION:**

400 4<sup>th</sup> Street N. (existing County Administrative Building)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan does not specifically comment on residential uses on the first floor of downtown commercial buildings. However, Chapter 11.0 states that the City should focus downtown revitalization efforts on creating an attractive pedestrian environment, and increased housing within the downtown area.

➤ **PLANNING RECOMMENDATION:**

When STIZO came to the City looking to rezone this property, staff recommended C3-Community Business zoning due to the fact that the “to be adopted” UDO allowed for this use. R6 was less desirable because currently there is no R6 zoning in our downtown and it would constitute spot zoning. When we learned the approval of the UDO would be delayed until 2015, staff looked to find a solution to this rezoning. Changing the code to a conditional use permit process for residential on the first floor is a better process for the City overall, and will allow for the adaptive reuse of this building, should the development move forward.

**This application for a Conditional Use Permit is recommended for approval with the following conditions:**

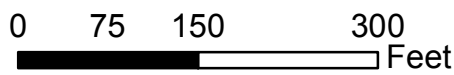
- 1) Final plans must go through the Multi-Family Design Review process.**
- 2) Final floor plans must be approved by the Plan Commission. A first floor lobby is strongly recommended.**

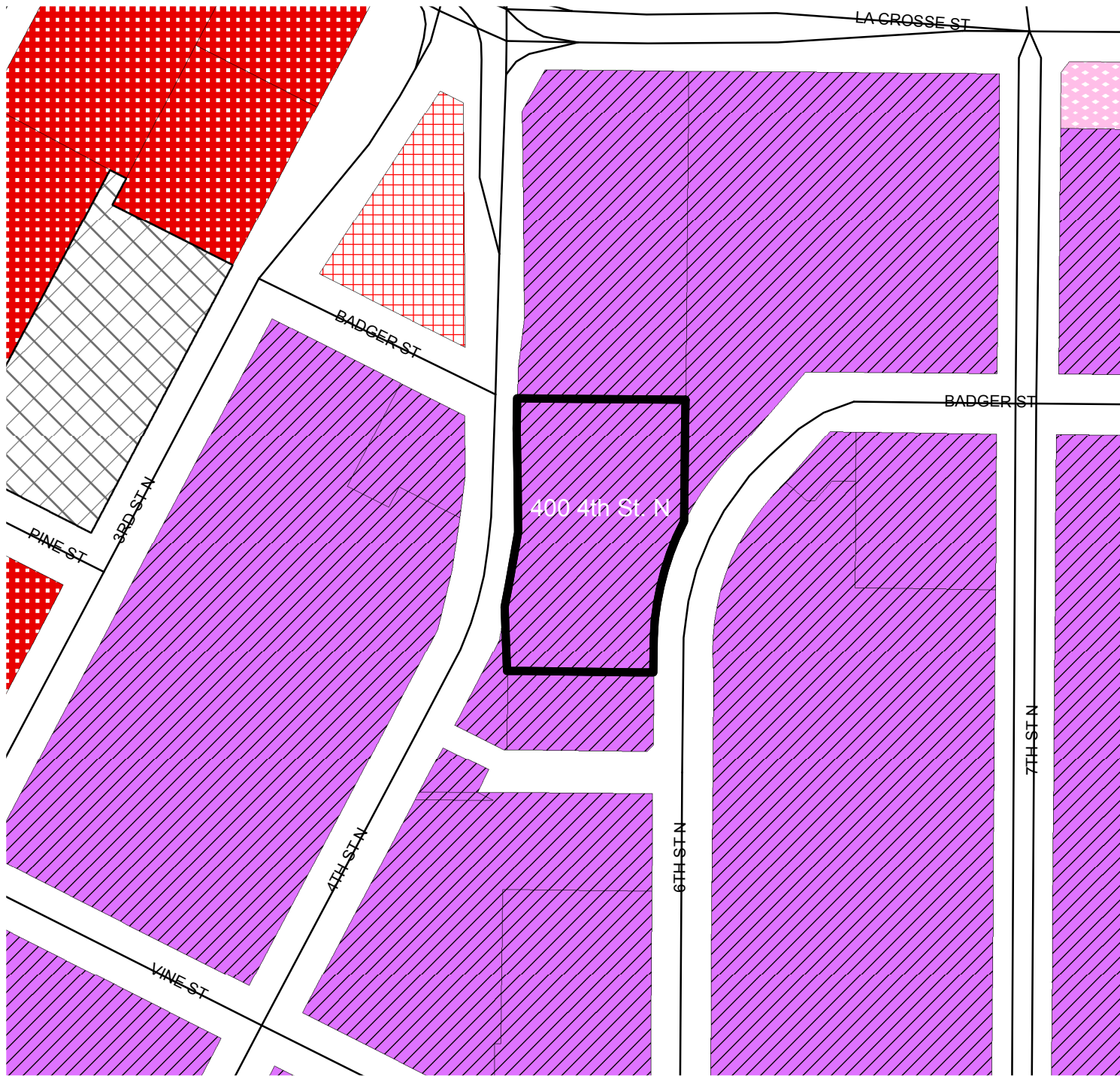


## BASIC ZONING DISTRICTS

	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

