

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 5, 2015**

➤ **AGENDA ITEM - 14-1371 (Nathan Patros)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Traditional Neighborhood Development District - General to the Traditional Neighborhood Development District - General allowing for a multi-family residential building at 2219 South Ave.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on **MAP PC14-1371** from the Traditional Neighborhood Development-General to Traditional Neighborhood Development-General. MetroPlains, LLC is requesting the zoning amendment to redevelop the former Armory (Bakalars) Building into multi-family housing. MetroPlains Partners, LLC will begin construction in 2015, pending results of their Wisconsin Housing and Economic Development Authority (WHEDA) application requesting low-income-housing tax credits (LIHTC). WHEDA award announcements are expected late spring 2015.

➤ **GENERAL LOCATION:**

Former Armory/Bakalars Building on South Avenue near the intersection of West Avenue and South Avenue.

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

- In September 2014, the CDBG Committee voted to fund a \$500,000 CDBG loan earmarked for low income housing (specifically homeless units), and to begin negotiations with MetroPlains, LLC to redevelop the former Armory Building.
- In December 2014, the Economic Development Commission approved a term sheet, using TIF funding to fill a financial gap in this redevelopment project. Assuming that these funds are approved by the City, and the Developer is awarded the LIHTC funding, the City will then enter into a developer's agreement with MetroPlains Partners, LLC and MetroPlains, LLC (Developer).

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use map lists this parcel as Industrial; however, the City recently approved a master redevelopment plan for the South Avenue Corridor as part of the Powell-Poage-Hamilton Joint Neighborhood Plan. The Plan calls for catalyst mixed-use developments from Jackson Street to West Avenue that includes high quality workforce housing.

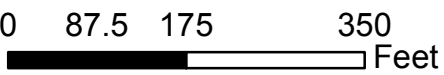
➤ **PLANNING RECOMMENDATION:**

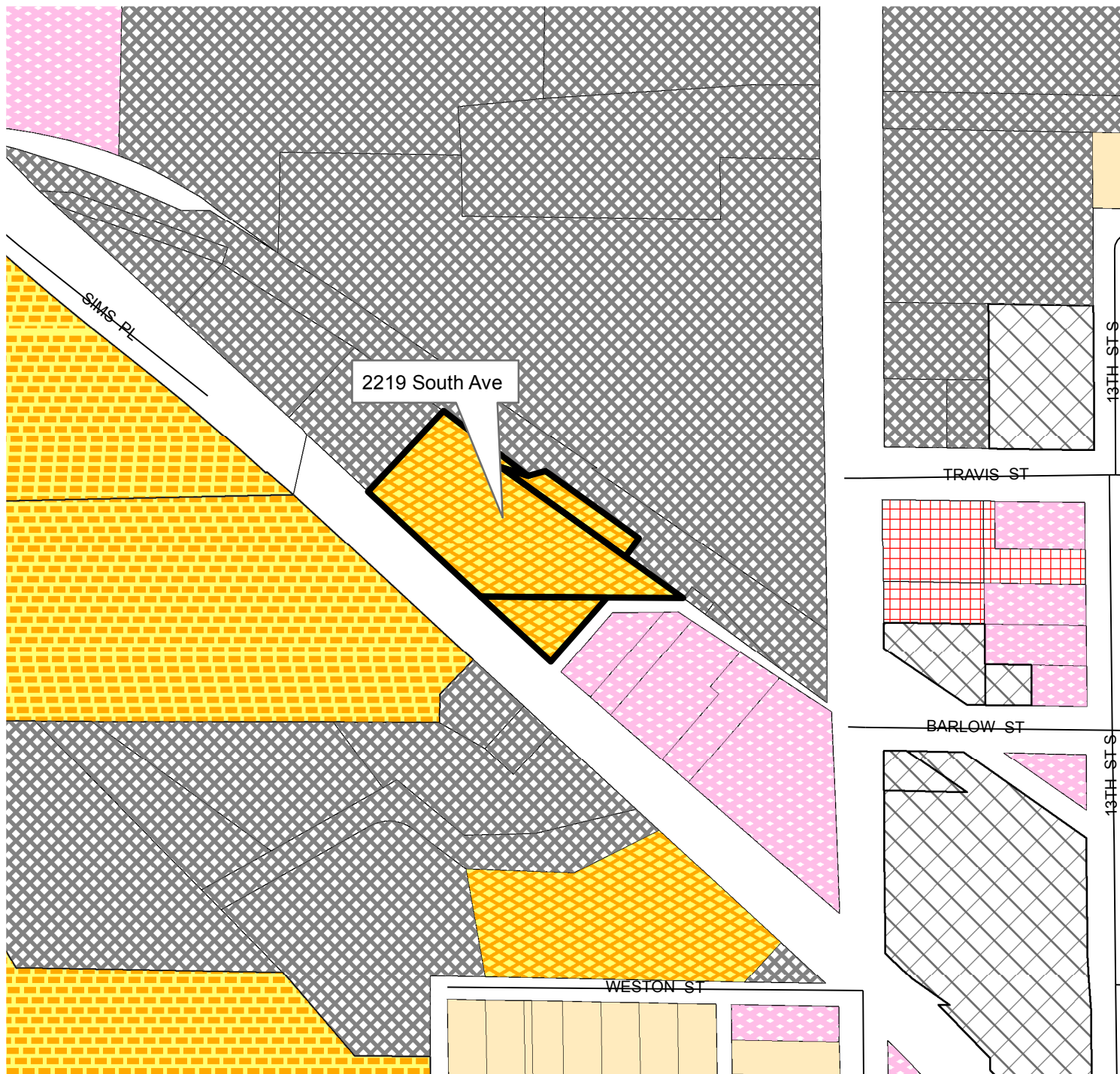
This Ordinance is recommended for approval. This is a project that the City has been moving forward on for more than six months. This project offers an opportunity to reuse the building and offer workforce housing, as called for in the Neighborhood Plan. This property is also under condemnation order from the tornado damage. This project needs City funding and rezoning approvals, Design Committee review, and an approved developer's agreement to proceed.



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





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