

Agenda Item 23-1319 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District General allowing for a multifamily residential building with affordable housing units and a community service facility/hospital use space at 2301 7th St. S.

General Location

Aldermanic District 9, on the east side of 7th Street along the shore of Swift Creek as depicted in Map 23-1319. Adjacent uses include a public park with tennis facility and ice arena, housing owned by the hospital, and senior living facilities.

Background Information

This 3.22-acre parcel is undeveloped land where the applicant a 20,000 ft² building with 50 residential units and a classroom-style community facility. The applicant states most of the residential units will be affordable and will qualify for tax credits. One of the intentions of the development is to provide new accessible and affordable housing for the 20 units at 2121 Sims Pl. The footprint of the parking lot appears larger than the building, but that is likely result of the City's minimum parking standards. The project is estimated to cost \$13 million. Gundersen will retain ownership of the land. Cinnaire will have a long-term ground lease for the land and will create a Limited Liability Company that will own the building. The applicant hopes to begin building in April 2025 and finish a year later.

Recommendation of Other Boards and Commissions

The applicant will need to go before the Commercial/Multi-family Design Review Committee. The applicant mentions two waivers from design standards regarding landscaping and street trees.

The applicant will have to come back through the City Plan Commission, Judiciary & Administration Committee, and Common Council for rezoning to Planned Development District – Specific.

Consistency with Adopted Comprehensive Plan

The future land use category "Medium-density residential" includes large multifamily buildings of two-four stories. In the Gundersen District, Medium-density residential is a desirable future land use. This development could increase the supply of rental units affordable to households making less than the area median income. The plan also encourages future land uses to be planned with a priority to enhance alternative modes of transportation, which could be important for low-income residents.

Staff Recommendation

Approval – The applicant has submitted the required information for a general development plan and sets the stage for the specific plan. The development is consistent with the comprehensive plan. Requests for waivers must go through the design review process.

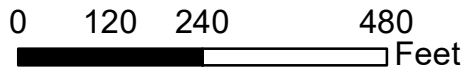
Routing J&A 12.5.2023

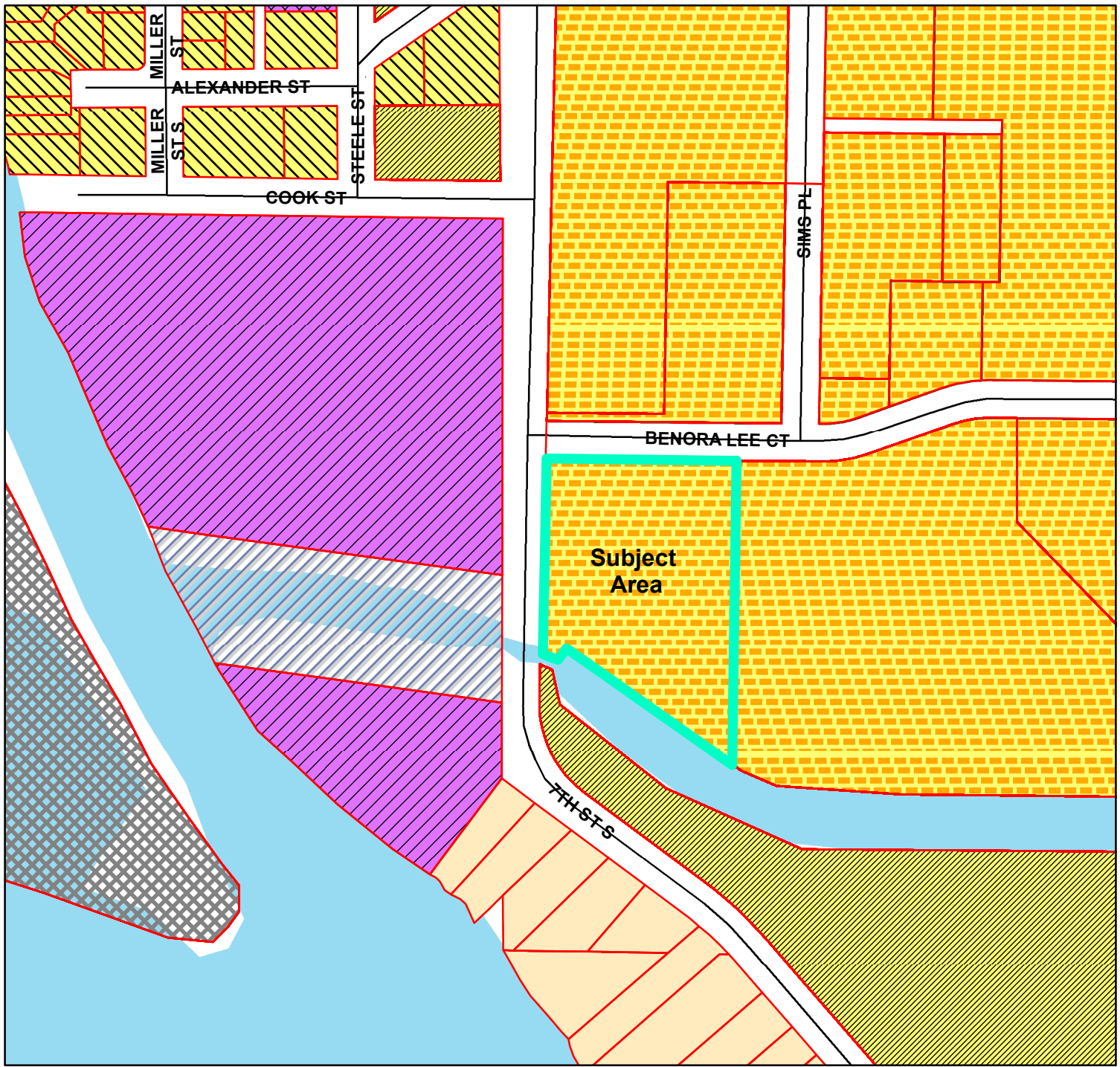


BASIC ZONING DISTRICTS

	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
	SUBJECT PROPERTY







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