

Agenda Item 24-1089 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Planned Development District - General, allowing for the construction of residential rental units along with a community service space at 510 9th Street S.

General Location

Council District 8, block bounded by Division, 9th, Ferry & 8th Streets as depicted on attached Map 24-1089. Parcel is in Washburn Neighborhood Association. Surrounding land uses within a two-block radius are primarily residential consisting of mostly single-family homes but does include a mix of multi-family. There is some institutional to the east (Coulee Council on Addictions, Mayo, Aquinas), to the south (Viterbo, Mayo), to the west (churches).

Background Information

The applicant is requesting to rezone the property to Planned Development-General in order to use the property and existing building for 51 residential units that has a mix of 1, 2, and 3, bedrooms. The development will also include 1,290sqft of non-profit community service-oriented office space. The development is intended to serve households earning between 30%-80% of the area median income. The inclusion of the office space will allow the applicant to earn additional points on their tax credit application.

The existing playground will transition to 53 surface parking spaces that will also include landscaping and bicycle parking. Exterior improvements to the building will include replacing windows, tuckpointing, and roof repairs. The main building is currently a local historic landmark. The applicant is pursuing nomination to the State and National Register of Historic Places. All work to the building will be in accordance with any required regulations associated with its historic status.

Th applicant is requesting Planned Development zoning because of the proposed uses that would not be permitted as submitted in any of the City's other zoning districts. This zoning does allow the applicant to request other specific departures/waivers in addition to use. In this case the applicant is requesting a waiver of the off-street parking requirement. The applicant is proposing 99 bedrooms total which requires them to provide 99 parking spaces. They are only proposing 53.

Recommendation of Other Boards and Commissions.

N/A

Consistency with Adopted Comprehensive Plan

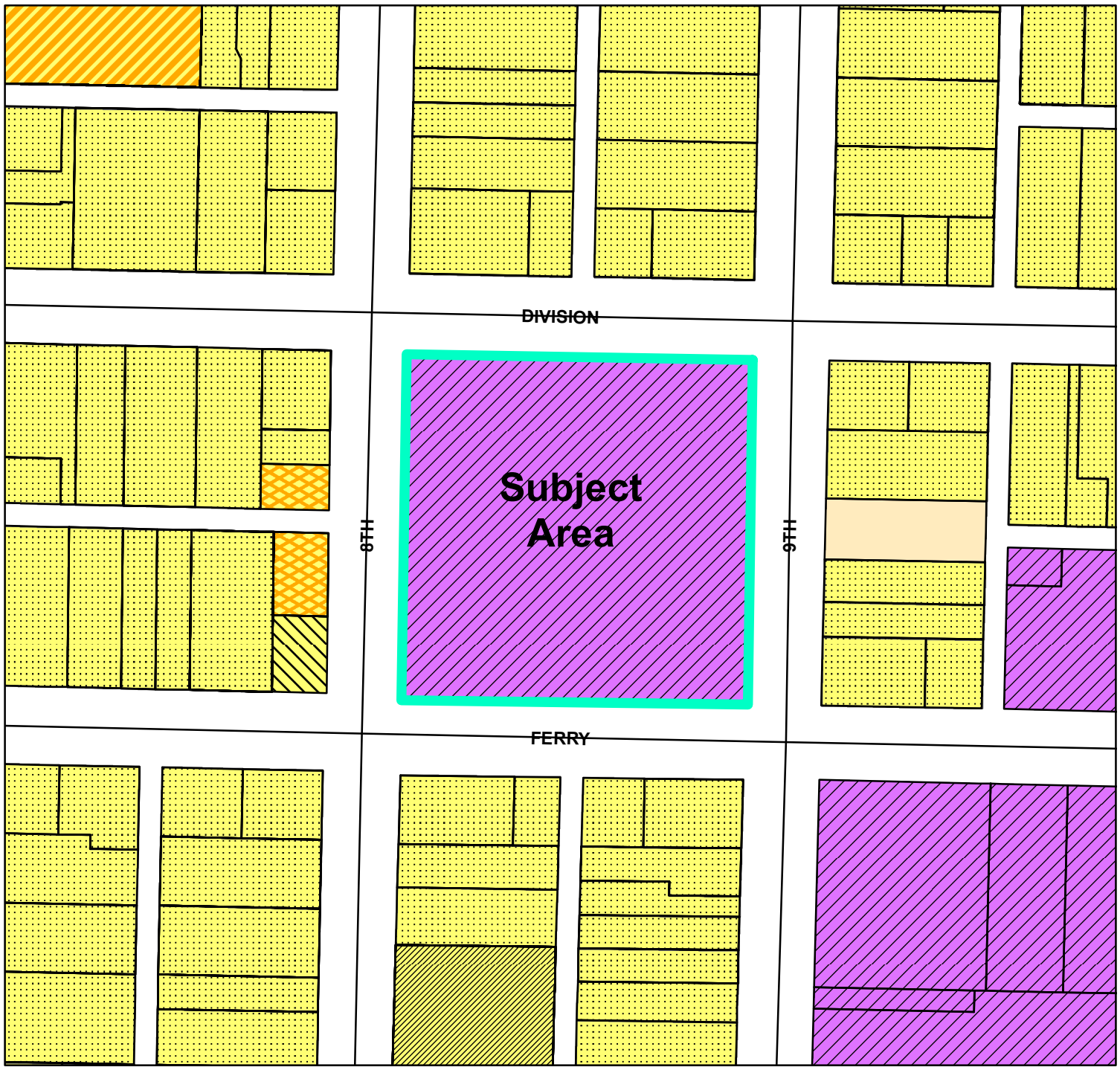
The proposed development is located in the Washburn Neighborhood (N-17) in the Comprehensive Plan. The proposed use would be defined as Low-Intensity, Mixed-Use since it includes both residential and office space, is intended to serve the surrounding neighborhood and residents, and is compact and walkable. This land use category is an "Acceptable" use in the Comprehensive Plan. Without the office space component, the proposed use would be considered Medium-Density Residential which is a "Desirable" use in this area.

Increasing the supply of rental units affordable to households making less than the area median income is a primary strategy in the Comprehensive Plan. (p.77)

Staff Recommendation

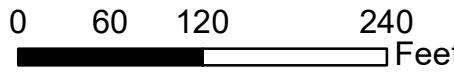
The proposed use is consistent with the Comprehensive Plan and is reusing an existing historic building. **This item is recommended for approval.**

Routing J&A 9.3.2024



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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