

**Agenda Item 25-0345 (Jenna Dinkel)**

Certified Survey Map - All of Lot 1 Lot 2, Lot 9, Lot 10, Lot11 & Lot 12 and Parts of Lot 3, Lot 8 & the vacated alley of Metzger's Addition to the City of La Crosse, located in Part of the SE 1/4 of the SW 1/4 of Section32, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin and request for right-of-way dedication (Haven on Main).

**General Location**

Council District 6 at the 900 block of Main and State Street. Downtown Neighborhood Association. Includes properties located at 907 Main St, 927 Main St, 115 10<sup>th</sup> St N, 119 10<sup>th</sup> St N, 928 State St and 922 State St. See attached Map PC25-0345.

**Background Information**

The applicant has submitted a Certified Survey Map to combine six lots for the proposed development of the Haven on Main. This Certified Survey Map also dedicates the new alleyway as proposed in agenda item 25-0129.

**Recommendation of Other Boards and Commissions**

The CSM was approved internally by Building and Inspections, Assessors, Engineering and Utilities provided the alley vacation (25-0129) is also approved.

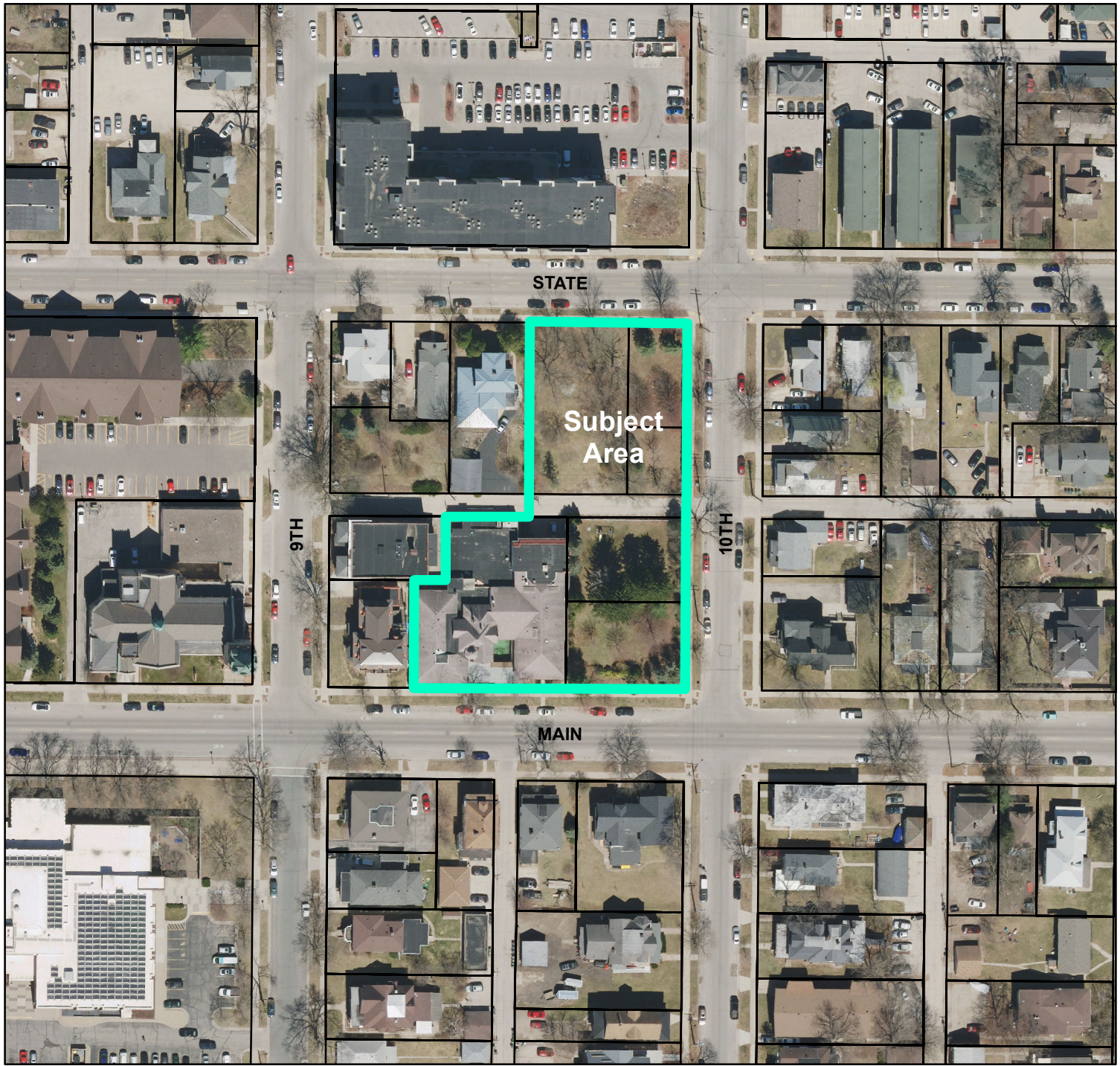
**Consistency with Adopted Comprehensive Plan**

This development falls within the Downtown Neighborhood, which categorizes high-intensity mixed-use development as allowable. According to the Comprehensive Plan, high-density housing is desired in high-traffic corridors and should be consistent with strong design standards that complement the historic character. This is consistent with the Comprehensive Plan.



















**Staff Recommendation**

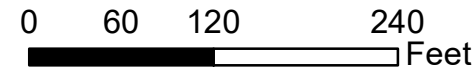
**Approval** - Staff recommends approval.

**Routing J&A 4.2.25**

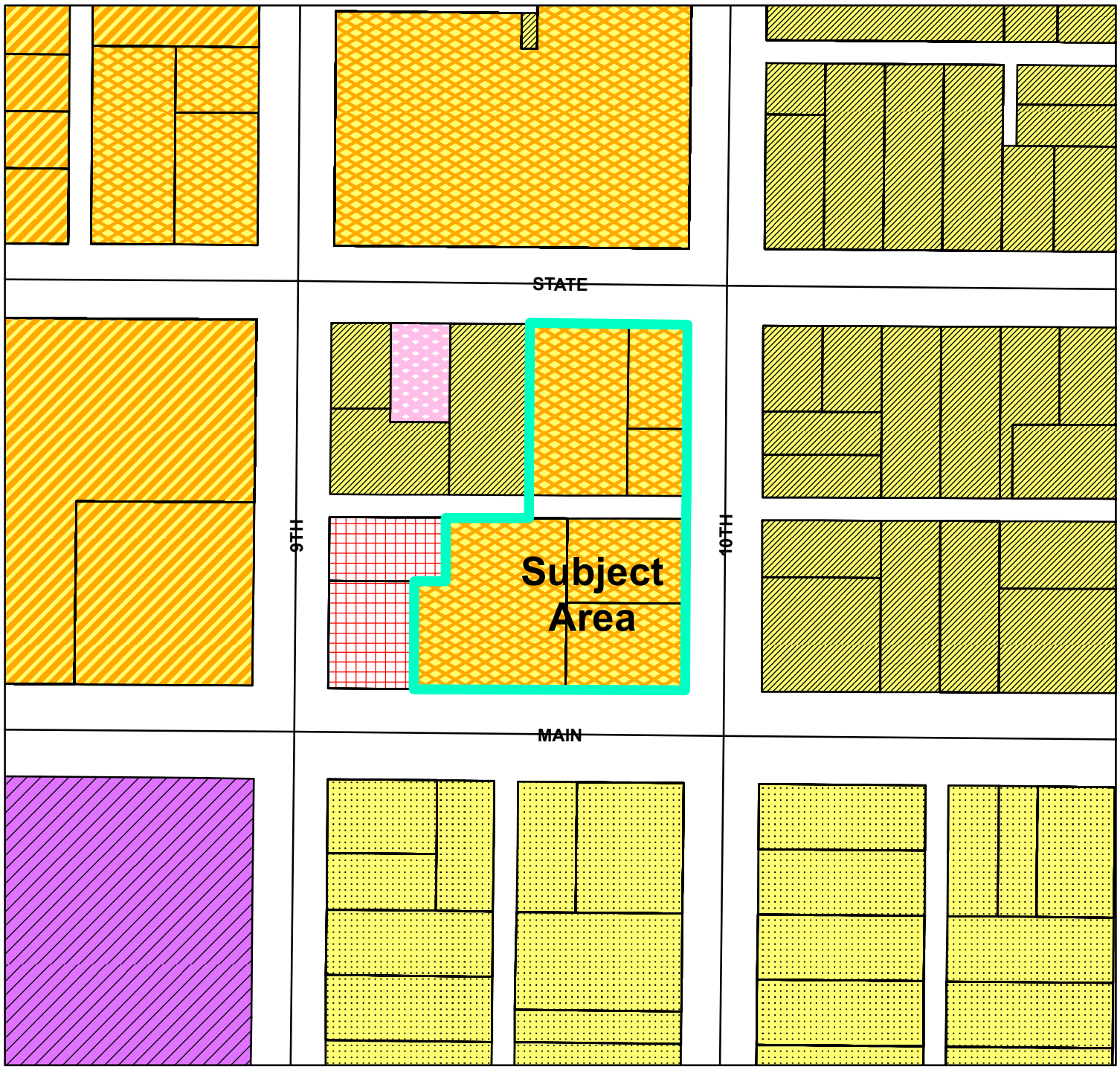


# BASIC ZONING DISTRICTS

-  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
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