

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT - REVISED  
May 30, 2017**

➤ **AGENDA ITEM – 17-0579 (Jason Gilman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Traditional Neighborhood District - General allowing for rental housing at 225-227 and 231 21st St. N.

➤ **ROUTING:** J&A Committee, Public Hearing 5/30/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

David and Elaine Olson are petitioning the City to rezone the properties at 225-227 and 231 21<sup>st</sup> Street North from R-1 Single Family Residential to Traditional Neighborhood Development General. The TND ordinance is generally a custom zoning district intended to allow for area standard flexibility to match more traditional neighborhoods where historic structures are closer to the street and alleyways allow for rear vehicular access among other things. The TND zoning process requires an initial General Development Plan for the public to review (hearing) and for the Planning Commission and Council to act upon, establishing the basic right of the applicant to use the property for the applied for land use. TND zoning is then completed when the applicant submits a Final Implementation Plan, showing more detailed and finalized site and architectural plans.

In order for the Planning Commission and Council to act on the TND General Development Plan, the following is needed by the applicant pursuant 115-403 of the City's Code of Ordinances explicitly lists the guidance in Wis. Stats. 66.1027 and UW Extension's Model Ordinance for Traditional Neighborhood Development as the principal documents to guide City decisions on TND applications. The Associated Legislative Council Information Memorandum on TND actions provides the administrative interpretation relative to the TND enabling legislation intent, noting TND's favor compact, mixed use neighborhoods, modeled after pre-World War 2 development patterns.

According to these guiding documents, in order for the City to enact legislation approving a TND, the model ordinance recommends the City require a General Development Plan (GDP) along with the application for rezoning. While these guidelines are discretionary, the Planning Department recommends at a minimum, the submittal show a site plan and the intended development and architectural style representing the Traditional Neighborhood Development Model Ordinance intent. The content of the GDP should include a significant amount of information relative to the intended development of the property, including; a conceptual site plan, a conceptual

storm water management plan, a site inventory showing all natural features on the site, a conceptual contour/grading plan, identification of architectural styles to be constructed on site (representing the intent of the TND based on historic and/or compact mixed use styles) and covenants and/or maintenance agreements to be employed on the site.

➤ **GENERAL LOCATION:**

225-227 and 231 21st St. N.

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

Staff attended the GENA Neighborhood Association meeting on May 16, 2017 to listen to feedback on this rezoning request. Mr. Olson was also in attendance.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

These parcels are indicated as Single Family Housing in the City of La Crosse Comprehensive Land Use Plan.

➤ **PLANNING RECOMMENDATION:**

**Given the City's Comprehensive Plan indicates Single Family Residential at these parcels and the applicants submittal is not consistent with the recommended submittals or character of a traditional neighborhood development, the Planning Department Recommends this ordinance be denied.**