

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 1, 2021**

➤ **AGENDA ITEM - 21-0675 (Jack Zabrowski)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Washburn Residential District to the Traditional Neighborhood District allowing for an apartment building at 1106-1108 King St.

➤ **ROUTING:** J&A 6/1/2021

➤ **BACKGROUND INFORMATION:**

The applicant is proposing a three and half story building with 16 single bedroom units upon four floors of occupied space. The parcel is 11,020 square feet or 0.253 acres, allocating 688 square feet per unit. The building would be located on the northern portion of parcel and a 16-spot surface parking lot on the southern portion. The parking lot would be accessed from 11th St. The estimated construction cost is approximately one million dollars. The applicant is not anticipating or requesting any waivers at this time.

1106-08 King St. is currently zoned Washburn Residential district. The parcel is currently vacant and previously had one rental property that was removed sometime after 2015. The adjacent buildings are one to two and a half stories in height. The surrounding zoning is primarily Washburn Residential with Public, Semi-Public across King St. The surrounding uses are office, residential, and commercial, multi-family apartments. The neighborhood presents an excellent opportunity to complete most tasks of daily living by bicycling or walking. Within a 15-minute walk are: restaurants, fitness facilities, three higher education institutions, two healthcare providers, transit, three parks, a pharmacy, a food Co-op, and Downtown La Crosse.

La Crosse needs to grow and encourage dense urban infill development with access to; services, food/entertainment, employment and transit. This type of development has a smaller environmental impact than suburban development. We are facing declining school (elementary, primary and secondary) enrollments, nearly flat population growth and a migration of single and multi-family housing developments to the suburbs. Dense urban infill development reduces negative impacts by: reducing or eliminating commute time and distances thus reducing greenhouse gas emissions, preserving farmland and greenspace, protecting water quality. Ignoring these issues and pushing dense multi-family housing to the suburbs only exacerbates negative impacts of development and promotes suburban sprawl.

➤ **GENERAL LOCATION:**

The south-east corner of the intersection of King St. and 11th St.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The basis of our Comprehensive Plan is “Smart Growth” Smart Growth seeks to; promote dense urban infill development, direct development to existing communities, create walkable communities, provide access to a range of transportation options, design and build compact buildings, create a range of housing opportunities and choices. The proposal before you is a proponent of smart growth but conflicts with one of our density guidelines.

The Future Land Use map in Confluence, our Comprehensive plan designates this parcel as Traditional Neighborhood Development (TND). The TND district provides for a mix of housing types and densities along with small-scale retail and service businesses. Some commercial buildings may have businesses on the ground level and housing (or office) above. This designation encompasses existing traditional neighborhoods as well as high-amenity or high-activity locations near downtown and major institutions.

Traditional Neighborhood Development pg. 4A-6 Confluence

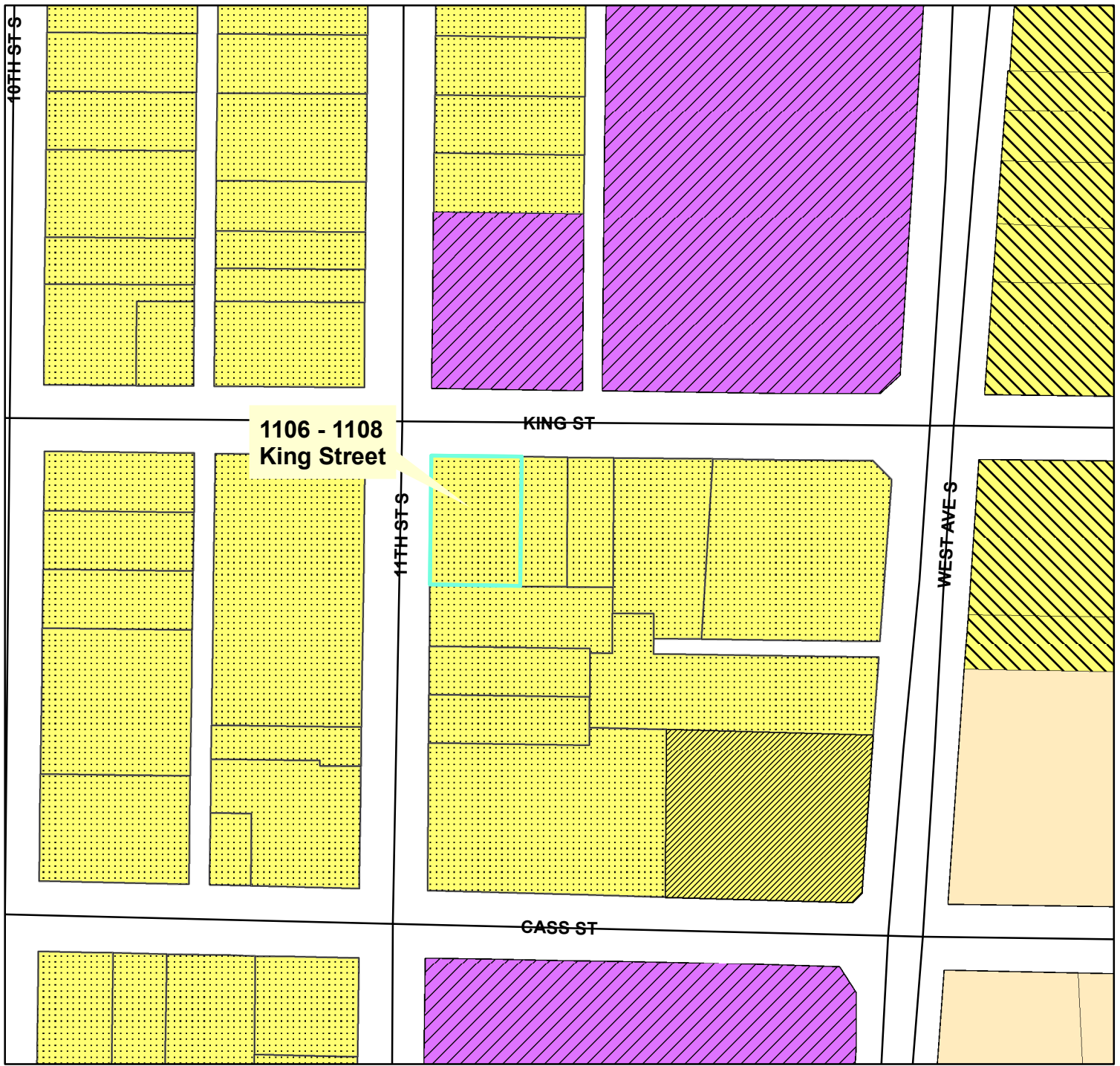
Guidelines and Criteria

Minimum Density: 4 dwellings per acre

Maximum Density: 15 dwellings per acre

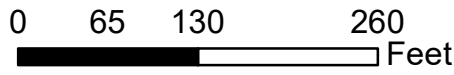
➤ **PLANNING RECOMMENDATION:**

La Crosse is losing ground on development and population growth to the surrounding areas. This challenge is exacerbated by a declining housing stock and a housing crisis caused by increased construction costs and limited supply of homes for sale. The development of affordable, medium to high-density housing is of the utmost importance to the future success of our city. The proposal before you are of a higher density than our TND guidelines recommend; however, due to the housing crisis, benefits of urban infill development and ideal location with access to; restaurants, fitness facilities, three higher education institutions, two healthcare providers, transit, Downtown La Crosse, three parks, and a pharmacy within a 15-minute walk **Planning staff recommends approval of this item.** We request the applicant to consider reducing the density of the design in the multi-family design review process.



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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