

FORWARD

LA CROSSE



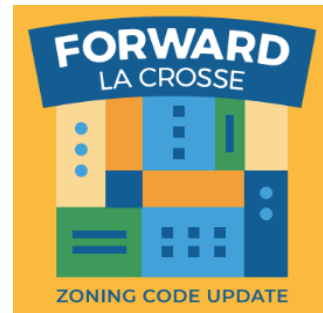
ZONING CODE UPDATE

INTRODUCTION | THE PROJECT

This project is a comprehensive update of La Crosse's zoning & subdivision ordinance that....*aims to modernize regulations to better reflect current growth patterns.*

The goal:

- craft a **user-friendly** code
- *aligns with community needs & policies*
- make it **easier to understand** & **implement**.



Project Steering
Committee
City Plan Commission



Final Adoption
**La Crosse Common
Council**

CURRENT TRENDS

America's Households by the Numbers

28%

Single people living alone



25%

Couples (no children)



20%

Adults sharing with other adults



20%

Nuclear Families (two parents, children 21 or under)

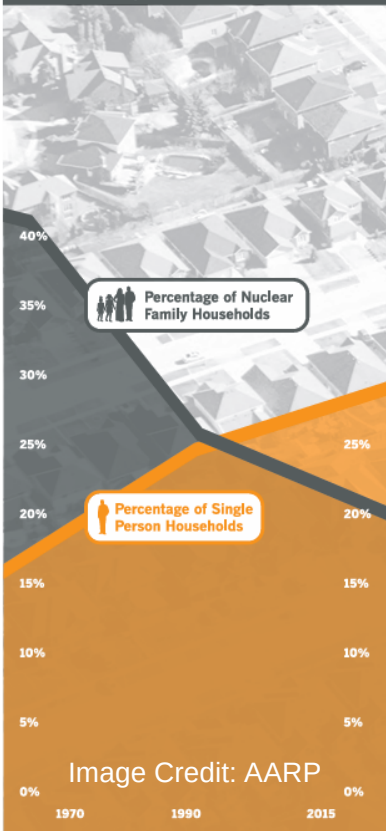


7%

Single parent families (one parent, children 21 or under)



Single-Person Households Exceed Nuclear Family Households



ECONOMY, HOUSING

Wisconsin's declining household size creates a housing 'mismatch,' report says

Much of the state's housing was built at a time when household sizes were larger

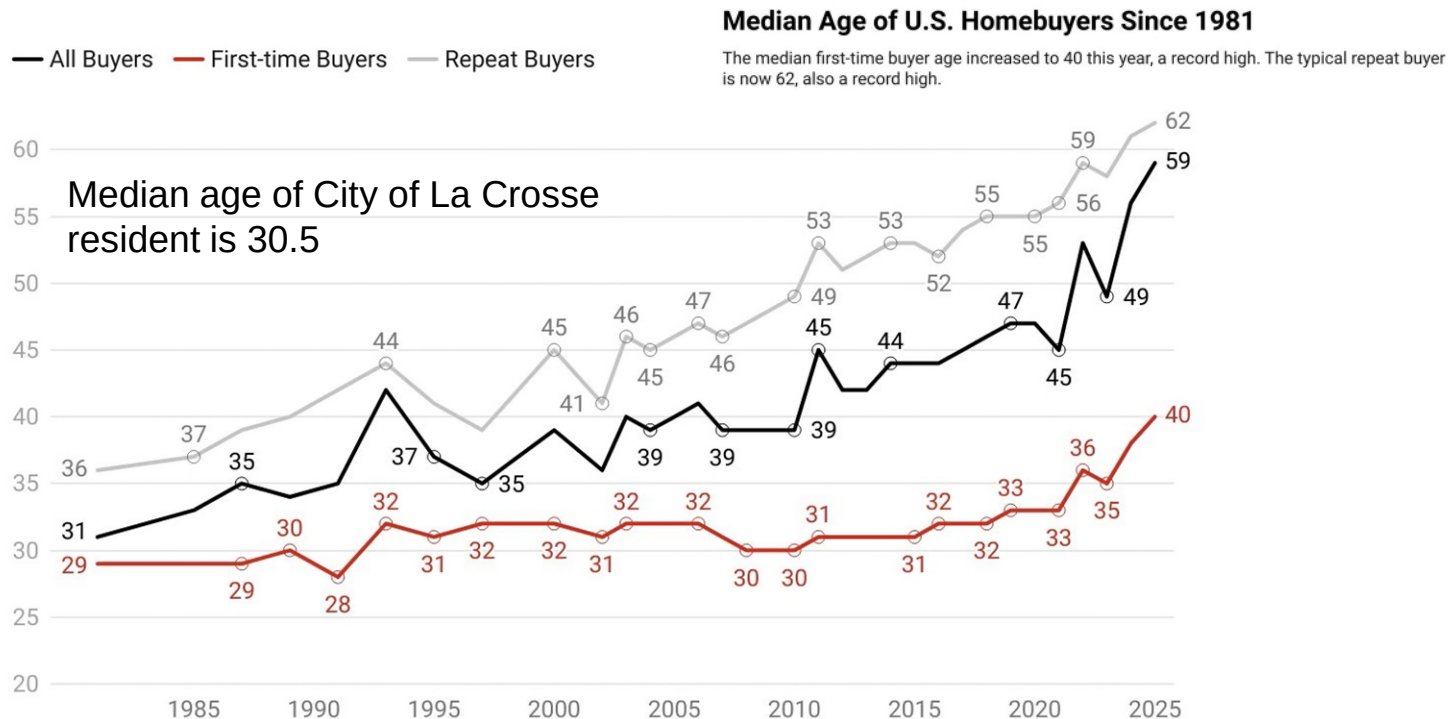
BY JOE SCHULZ • NOVEMBER 1, 2023

Changing Demographics: Household Size

In 2023, more than half of American households were childless:

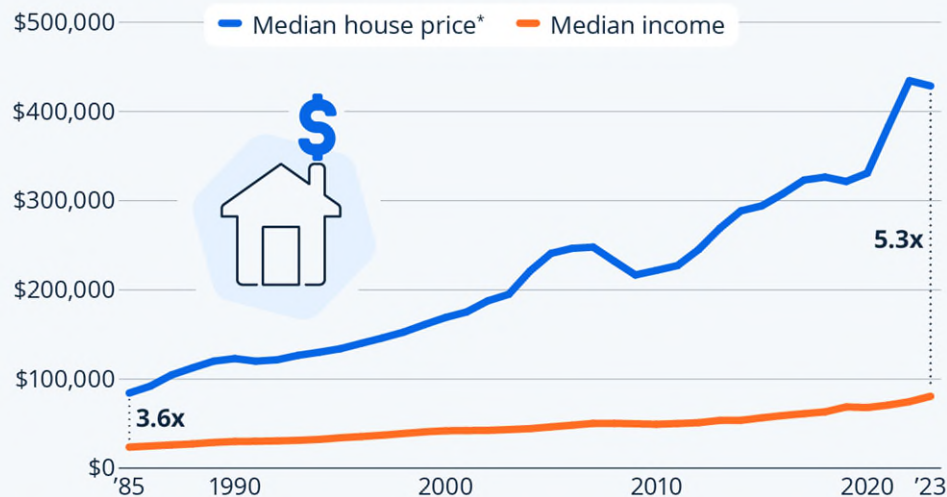
29.4% were married households without children, and 29.0% were single households without kids.

Median First-time Homebuyer on the Rise



House Prices Outpaced Income Growth Over the Past 40 Years

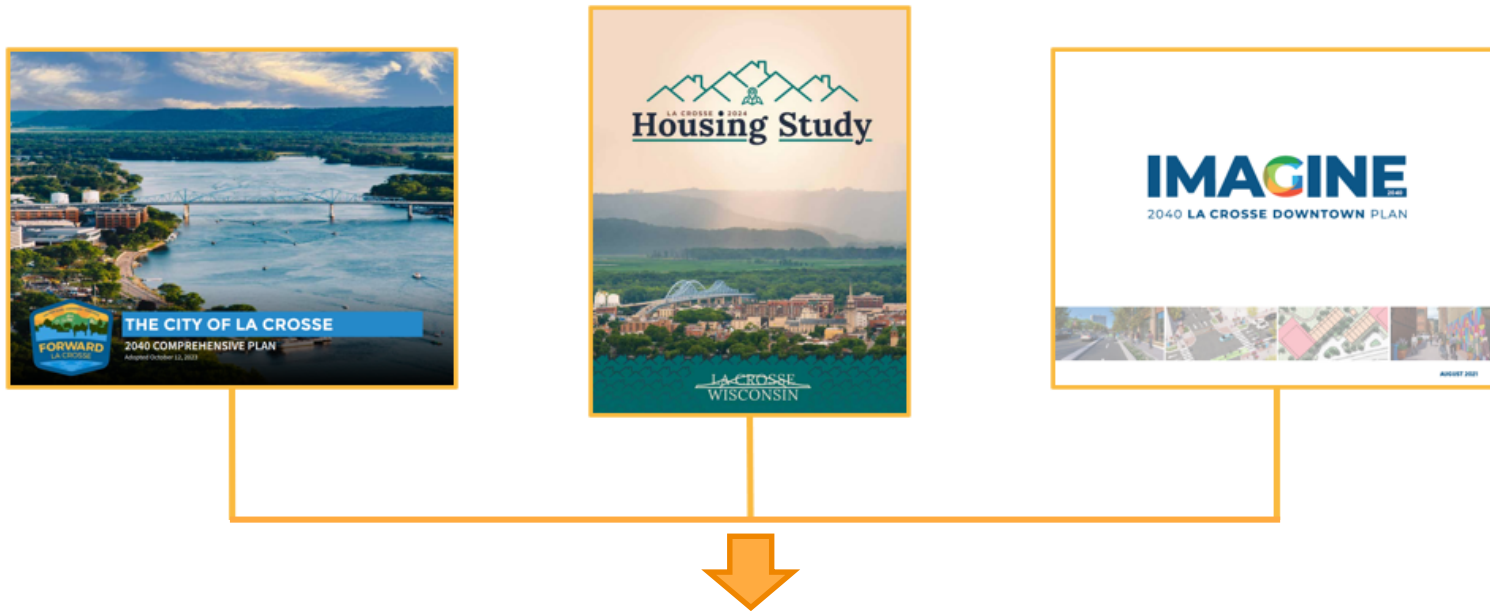
Median household income and median house price in the United States (in current U.S. dollars)



* Median sales price of new privately-owned houses

Sources: U.S. Census Bureau, U.S. Department of Housing and Urban Development

CURRENT CONSIDERATIONS | Implementation



- **Implement recommendations from adopted land use policies**
- **Align with current state statutes & Supreme Court rulings**

Urban Neighborhoods



- Generally, in favor of walkable, mixed-zoning and shopping and dining options
- General preference for mix of living environments emphasizing walkability

Single family homes



- Preference for a variety of housing types, emphasis on smaller lots

Multifamily homes



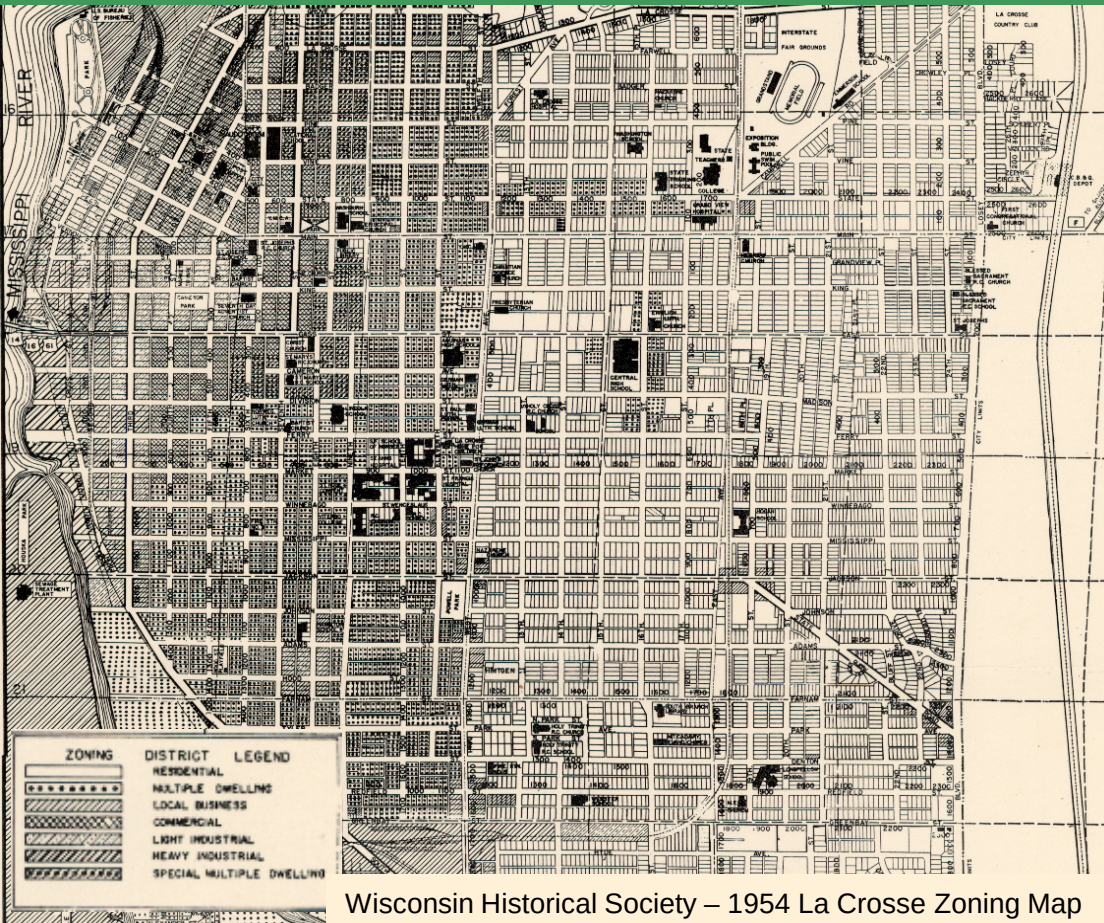
- Preference to explore ways to utilize existing or historic buildings, steered toward lower footprint of buildings rather than large complexes

Main Streets

- Warm inviting environment, business variety, space for people – not just cars



HISTORIC CONSIDERATION | LA CROSSE ZONING HISTORY



Wisconsin Historical Society – 1954 La Crosse Zoning Map

- Many neighborhoods existed before our current zoning code
- Many of the City's existing neighborhoods could not be recreated with current code

Approach | END GRAIN EXAMPLE



Examples of Missing Middle Housing



Approach | PROPOSED RESIDENTIAL DISTRICTS



General Residential District (GRD) & Neighborhood Residential District (NRD)

- Will regulate most of the city's residential areas

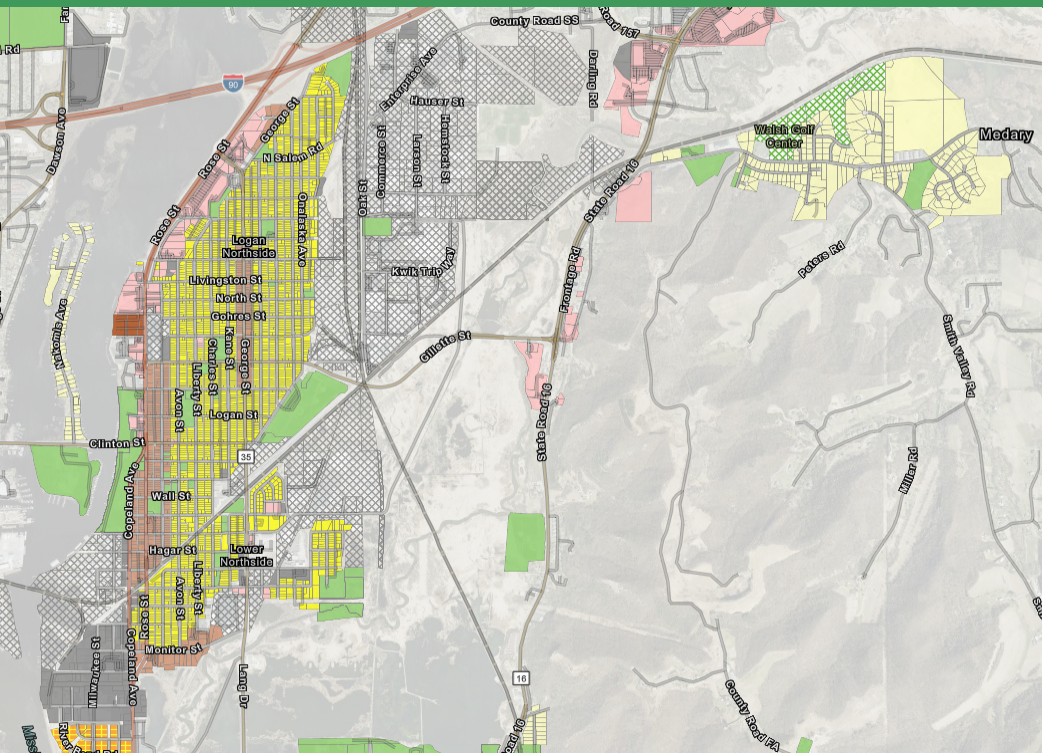
General Residential District (GRD)

- allows 10,000 SF lots and larger; mainly located along the eastern and southern areas; newer construction with larger lots and front-loaded garages

Neighborhood Residential District (NRD)

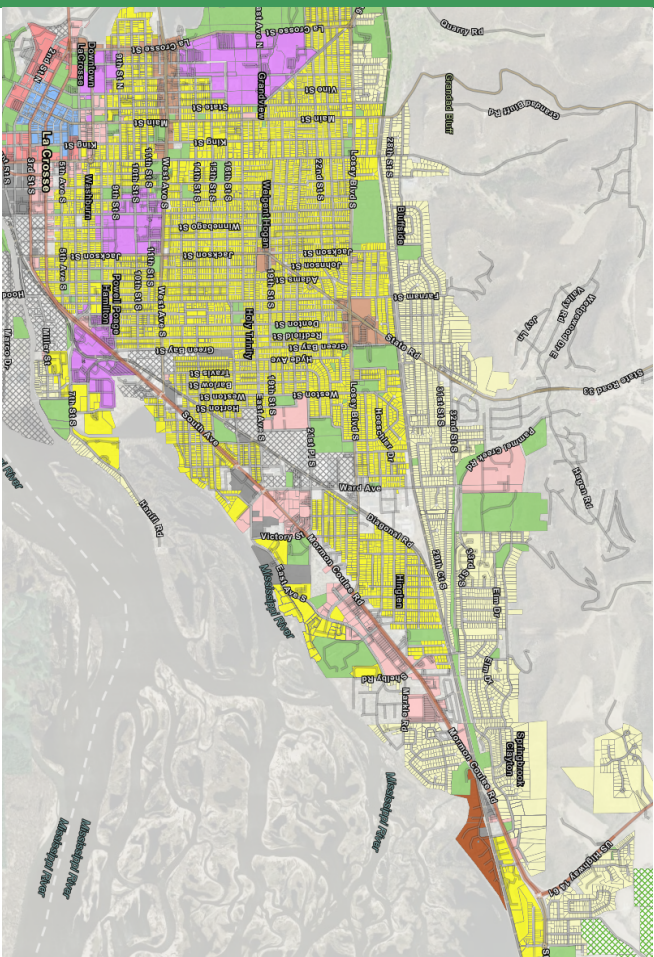
- allows a broad range of lot sizes (2500 to 10,000 sf), residential building types and limited commercial use up to 3,000 sf

PROPOSED RESIDENTIAL DISTRICTS



General Residential District (GRD)

Neighborhood Residential District (NRD)



Neighborhood Residential District | ALLOWED RESIDENTIAL TYPES



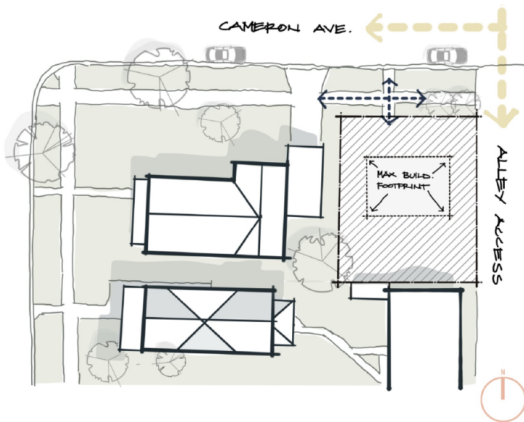
Neighborhood Residential District | RESIDENTIAL DISTRICTS



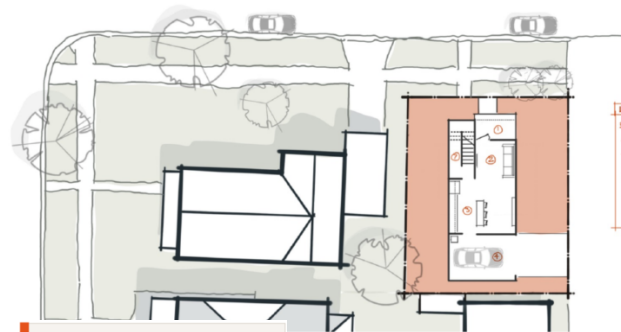
Small Lot Redevelopment Example



SETBACK SITE DIAGRAM



MASSING SKETCH CONCEPT



LEGEND	
ENTRANCE	①
LIVING	②
KITCHEN	③
GARAGE	④
BEDROOM	⑤
BATHROOM	⑥
HALL	⑦

LOT AREA

2,906 sq ft

0.067 acres

PROGRAM BREAKDOWN

38 x 20 ft each floor

1st level: Living spaces, (1+) car garage, WC

2nd level: (2) bedrooms, 1.5 bath

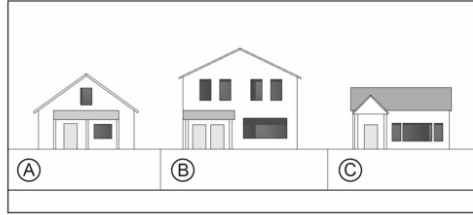
3rd level (optional): 1 bedroom, flex space



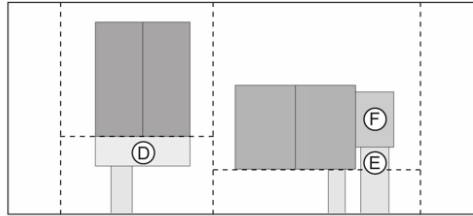
SECOND LEVEL

FORM-BASED ELEMENTS & STANDARDS

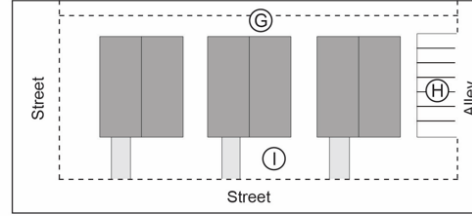
3. Form Based Elements



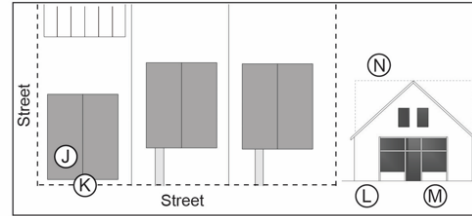
Frontage	
(A)	Typical detached unit presents gable to the public street
(B)	Two unit building w/ gable facing frontage
(C)	Transverse gable should include gable entry/porch feature



Encroachment	
(D)	Front encroachment allowed at front setback up to 8 feet to permit stoops, porches and overhangs
(E)	On small "end grain" lots, garage and/or parking stall should be set back 5 feet behind
(F)	Garage



Configuration	
(G)	Cluster
(H)	Parking from alley shared
(I)	"End grain" lot
(J)	Commercial uses are limited to corner lot locations
(K)	Front setback of 0 - 20 feet is allowed
(L)	Neighborhood commercial building should be a gable-facing facade
(M)	Shopfront building frontage should include 40 - 60% transparency
(N)	If mixed use, then second story can have a flat roof



Zoning Districts | WHAT DOES THIS MEAN?

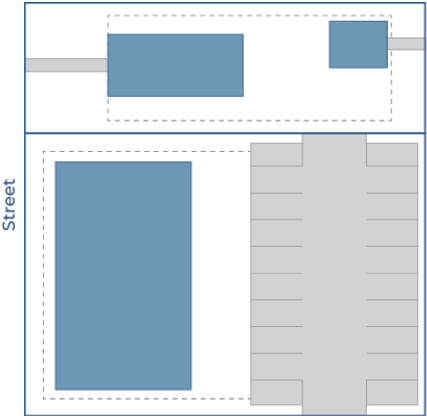
Emphasis and focus on form and design



Commercial Districts- Neighborhood & Urban Mixed Use



Typical Development Pattern



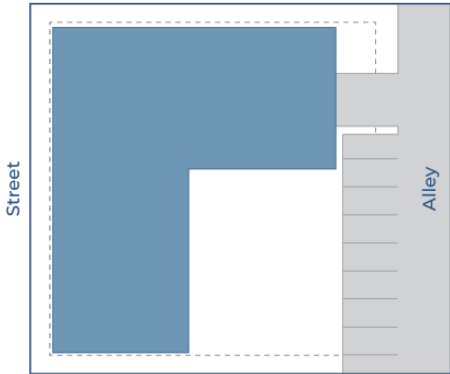
Area Standards	
Lot Size (Min.)	5,000 Sq Ft
Lot Size (Max.)	43,650 Sq Ft
Lot Width (Min.)	50 Ft
Density (D.U. / Ac)	N/A
Commercial Sq Ft (Max.)	12,000 Sq Ft

Building Types Allowed	
Residential, Detached	
Residential, Attached	
Commercial / Retail	
Office	

Neighborhood Mixed Use (NMU)

Urban Mixed Use (UMX)

Typical Development Pattern

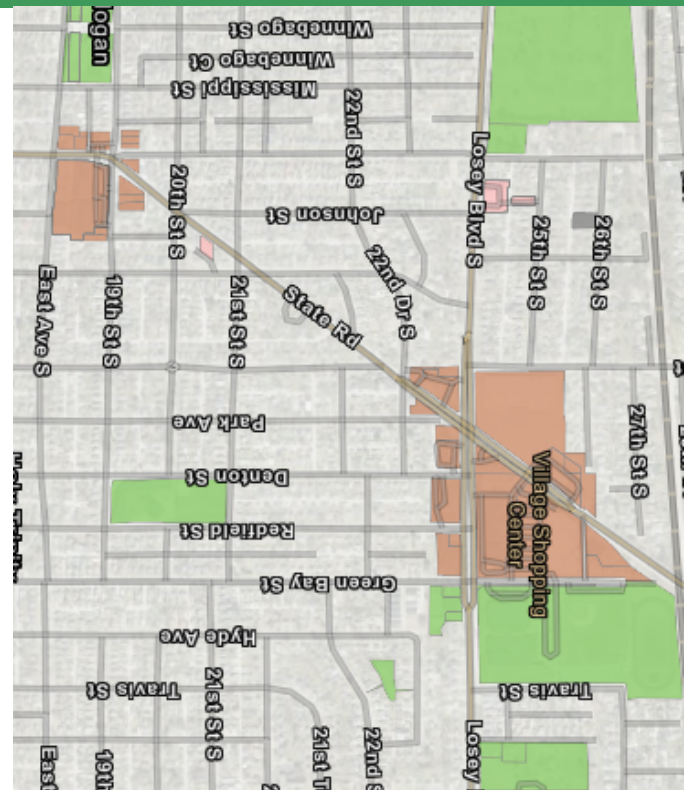
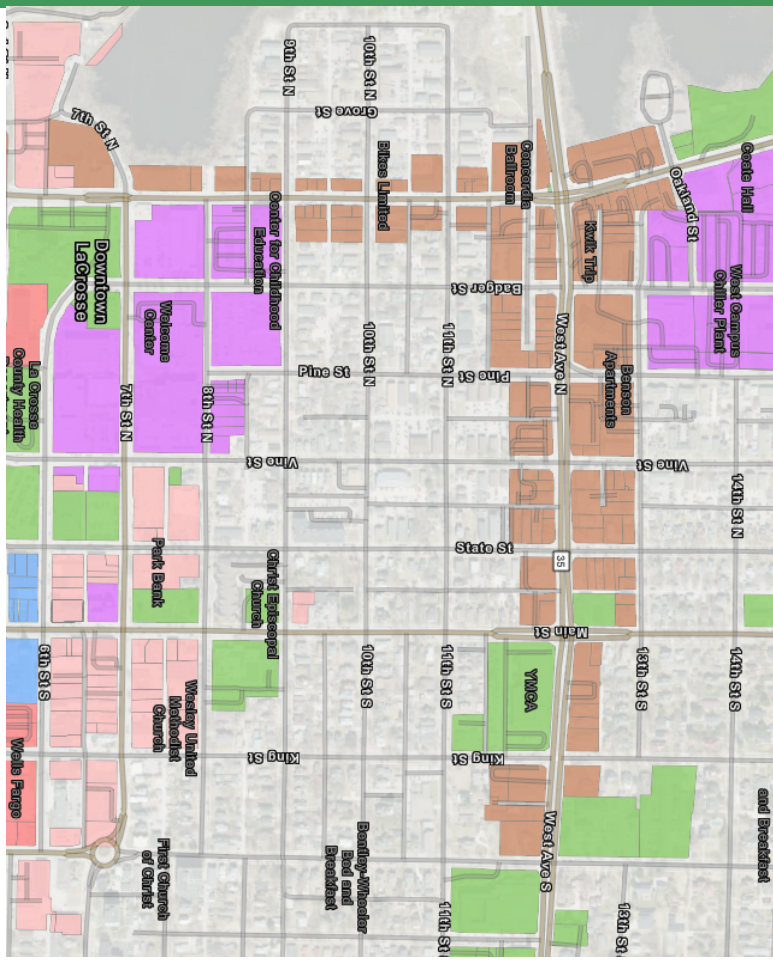


Area Standards	
Lot Size (Min.)	15,000 Sq Ft
Lot Size (Max.)	43,650 Sq Ft
Lot Width (Min.)	N/A

Building Types Allowed	
Mixed Use	
Multi-Family Residential	
Multi-Family Residential	
Parking Structure	

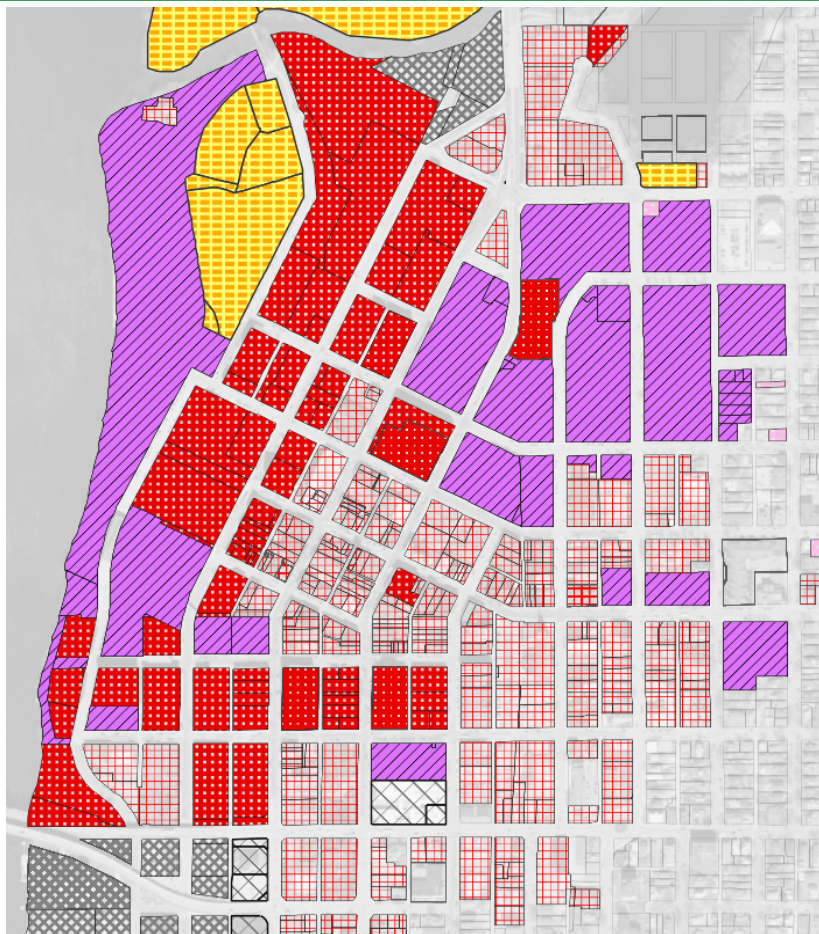


This is a detailed street map of the Logan Northside neighborhood in Chicago. The map shows a grid of streets including Logan St, Northside, Leavitt St, Wood St, George St, Kane St, Clinton St, Saint Paul St, Saint Cloud St, Haggar St, Avenue St, and Montrose St. It also shows major roads like Lake Shore Dr and Lake Shore Blvd. The map is color-coded with green for parks and blue for water bodies.



Neighborhood Mixed Use (MXD)

Approach | DOWNTOWN ZONING DISTRICTS



PD - Planned Development

 PD - PLANNED DEVELOPMENT

C1 - Local Business

 C1 - LOCAL BUSINESS

C2 - Commercial

 C2 - COMMERCIAL

C3 - Community Business

 C3 - COMMUNITY BUSINESS

M1 - Light Industrial

 M1 - LIGHT INDUSTRIAL

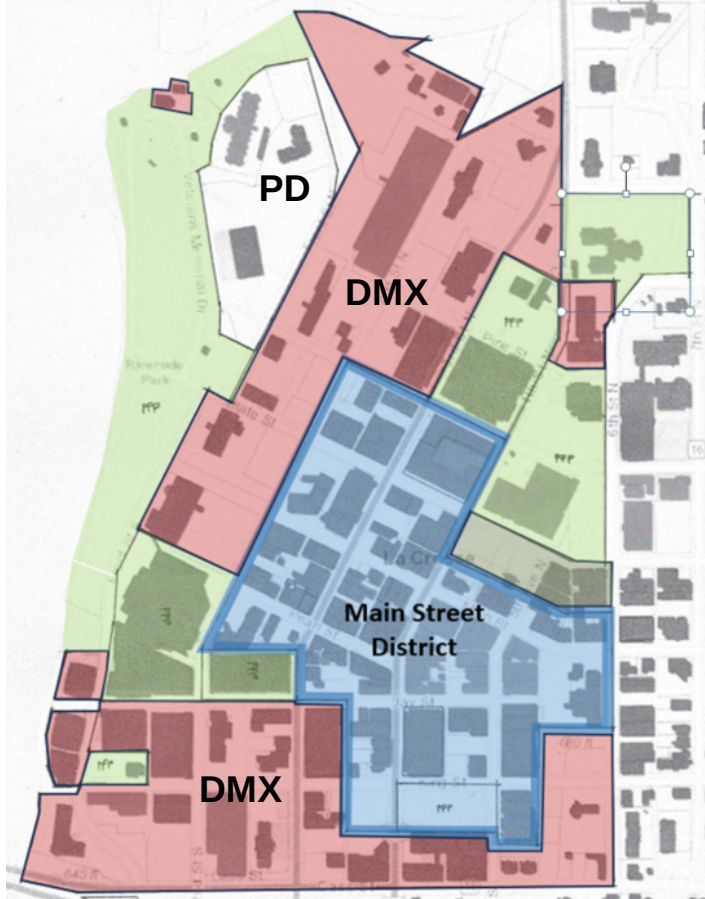
M2 - Heavy Industrial

 M2 - HEAVY INDUSTRIAL

PS - Public and Semi-Public

 PS - PUBLIC AND SEMI-PUBLIC

Approach | PROPOSED DOWNTOWN ZONING DISTRICTS



Mixed Use District

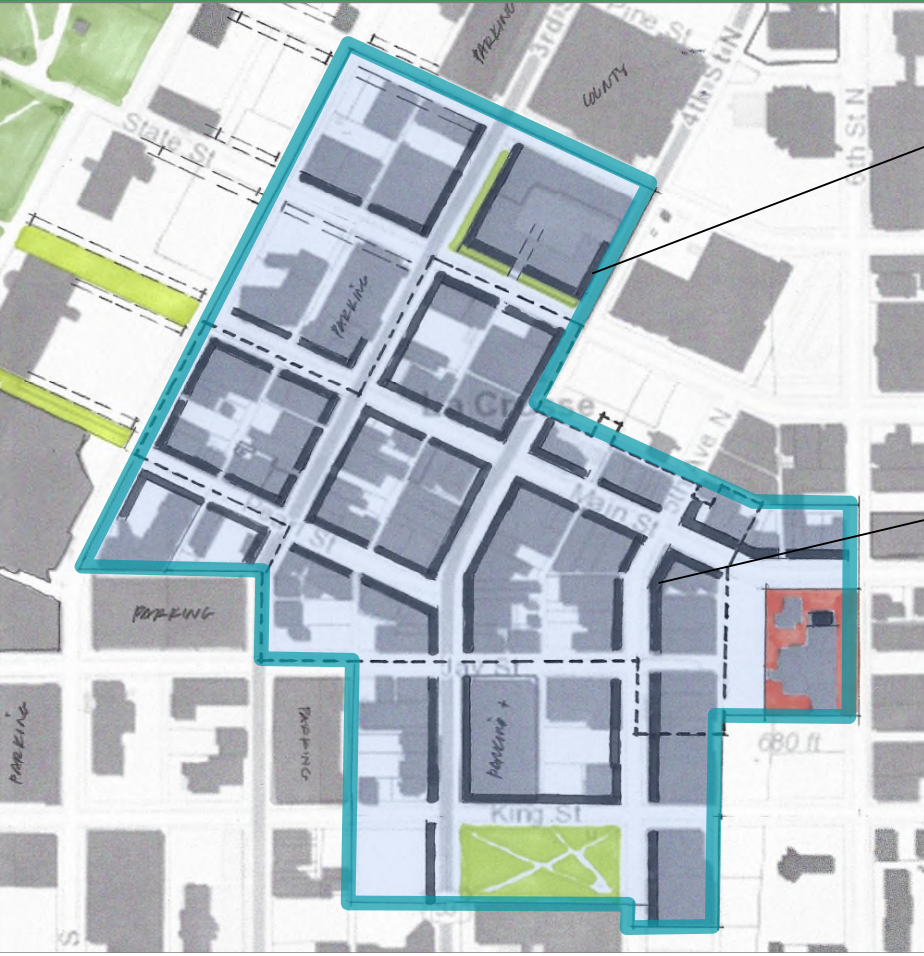


Main Street District

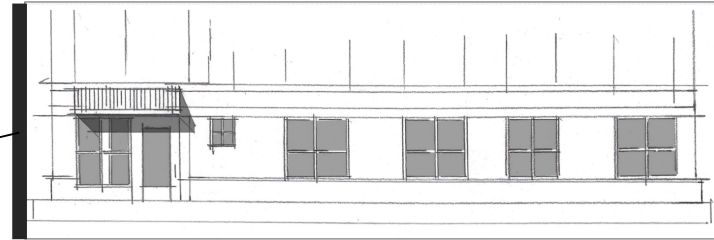


Public Facilities & Parks

Approach | PROPOSED DOWNTOWN ZONING DISTRICTS



Shopfront Frontage



Common Entry Frontage

Historic District



ZONING
CODE
UPDATE



To learn more & get involved, visit:

www.forwardlacrosse.org