

Craig, Sondra

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Council Members,

This letter is in objection to the proposed Traditional Neighborhood Development ordinance. A typical Traditional Neighborhood Development ordinance is designed for large scale developments. This is evidenced by the WI Model TND ordinance having a size restriction to projects 15 acres or greater. Other municipalities have similar TND size requirements (Eau Claire >10 acres, Green Bay >15 acres). The proposed TND ordinance has a size restriction of less than 2 acres. This small size restriction runs counter to the application of TND ordinances elsewhere in the state.

One of the purposes of TND was to encourage developers to use the ordinance to create mixed use communities modeled on city neighborhoods or small towns. The proposed size restriction would make it difficult to create the envisioned community on such a small scale. Developers familiar with TND ordinances in other towns would find the limited size confusing, inconsistent, and burdensome for such a small lot. See the requirements outlined in both the proposed General and Specific Implementation Plan Process (see 115-403(c)).

We would ask that the Council Members adopt a TND ordinance with a size requirement consistent with the WI Model TND Ordinance as well as surrounding communities. The reason that this change in La Crosse's TND ordinance is before the City Council is because the old TND ordinance was inappropriate and an outlier when compared to other communities. The small size requirement is a remnant of this old ordinance. The City Council has a chance to get the TND ordinance right. Creating a small size restriction that runs against the common application and stated purpose of the TND ordinance is a mistake. A simple fix would be to mirror the surrounding communities and amend the proposed ordinance to allow it to apply to projects greater than 10 acres.

Thank you for your time and consideration.

Andrew and Michelle Elliott