



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Board of Zoning Appeals

Monday, August 18, 2025

4:00 PM

Council Chambers
City Hall, First Floor

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

Call to Order

Roll Call

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Council Chambers on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on August 18, 2025:

[2691](#) An appeal regarding the requirement to provide a 25-foot front yard setback at 2546 7th St. S, La Crosse, Wisconsin.

Referred from the June 2025 meeting.

[2695](#) An administrative appeal of the Zoning Administrator's interpretation of the City of La Crosse Zoning Code, Chapter 115-151 pursuant to Wis. Stat. Section 62.23(7)(e)7(b) and La Crosse Municipal Code Section 115-59(1), in regard to permitted and non-permitted uses at 3102 Chestnut Place, La Crosse, WI 54603.

Tabled at the June 2025 meeting.

[2696](#) An appeal to allow a fence to be placed closer than three (3) feet to the public alley at a property known as 104 22nd St. S., La Crosse, Wisconsin.

Other Business

[25-0143](#) Update on the zoning/subdivision code project.

Adjournment

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submit in writing prior to the meeting and should be submitted to craigs@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

Dated this 5th Day of August, 2025

Board of Zoning Appeals

Nikki Elsen, Secretary

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Board of Zoning Appeals Members:

James Cherf, Douglas Farmer, Anastasia Gentry, James Szymalak, Ben Stepanek, Second Alternate Jai Johnson, First Alternate Vacant



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2691

Agenda Date: 8/18/2025

Version: 1

Status: Referred

In Control: Board of Zoning Appeals

File Type: BOZA - Request for
Variance

Agenda Number:

Board of Zoning Appeals Variance Application

(To be completed by City Clerk or Zoning Staff)

City of La Crosse, Wisconsin

Application No.: 2691
 Date Filed: 4/7/25

Filing Fee: 300.00
 Date Paid: 4/7/25

Application Complete: Yes ☒ No ☐ Reviewed By AB (Initial)

(To be completed by the applicant)

Application Deadline: 5:00 p.m. the first Monday of every month.

Building Permit Application Deadline: 10 Calendar Days prior to the first Monday of every month for the City of La Crosse Fire Department – Division of Community Risk Management to provide review. Any building permit submitted after this deadline must wait until the following month's Board of Zoning Appeals meeting.

	Owner / Agent	Contractor
Name	<u>Doug Buchner</u>	<u>Self</u>
Address	<u>2546 7th St S</u>	
Phone	<u>608-769-1400</u>	

Legal Description: Assessor's Plat Government Lot 1, City of La Crosse, Wis.

Tax Parcel Number: 17-20242-090

Lot Dimensions and Area: 155 x 143 feet. = 22,165 sq. ft.

Zoning District: R1 - Single Family

A variance is a relaxation of a standard in a land use ordinance. The Board of Zoning Appeals decides variances. The Board is a quasi-judicial body because it functions like a court. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden. The burden of proof falls on the variance applicant.

Process:

At the time of application, you will be asked to:

- **Complete an application** form and timely submit it with a non-refundable fee as required in La Crosse Municipal Code § 115-60; Failure to complete any section of the application form will result in rejection of the application. If additional space is needed, please attach additional pages.
- **Provide detailed plans** describing your lot and project (location, dimensions, and materials);
- **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three-Step Test below); and
- **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the Zoning Board and/or City staff may inspect the site.

Following these steps, the City of La Crosse Fire Department – Division of Community Risk Management must approve the application as to form and completeness and then the application and fee must be submitted to the City Clerk. The zoning agency will then provide notice of your request for a variance to the City of La Crosse's official newspaper noting the location and time of the required public hearing before the Zoning Board. Your neighbors and any affected state agency will also be notified. The burden will be on you as a property owner to provide information upon which the Board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. If any of these requirements are not met or if you or your agent does not appear at the public hearing, the Board must deny your request for a variance and your fee will be forfeited.

Part A: General Information and Alternatives Analysis.

(To be completed by the applicant).

1. General Information.

Complete the questions in the general information section of the application to provide the necessary background information needed for the property at issue.

(a) Current use and improvements.

Single Family

(b) Proposed Use.

Single Family

(c) Description and date of any prior petition for variance, appeal, or special exception.

None

(d) Description and location of all nonconforming structures and uses on the property.

Home 2546 S. 7th St

(e) Ordinance standard from which variance is being sought (include code citation).

115-142

(f) Describe the variance requested.

12.5 Set back from lot line from the curb

(g) Specify the reason for the request.

loss of rear yard.
neighbors loss of view
to make best use of property.

(h) Describe the effects on the property if the variance is not granted.

unable to build structure
the proper way to fit the property

2. Alternatives.

Describe alternatives to your proposal such as other locations, designs, and construction techniques. Attach a site map showing alternatives you considered in each category below.

- **Alternatives you considered that comply with existing standards.** If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons why you rejected them.

Neighbors are afraid of it blocking their view of the river.

- **Alternatives you considered that require a lesser variance.** If you reject such alternatives, provide the reasons why you rejected them.

Same as above

Part B: Three-Step Test.

To qualify for a variance, applicants must demonstrate that their property meets the following three requirements:

1. Unique Property Limitation. *(To be completed by the applicant).*

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. If there is not a unique property limitation, a variance cannot be granted.

Do unique physical characteristics of your property prevent compliance with the ordinance?

☒ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.

☐ **No.** A variance cannot be granted.

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

(a) Ordinance Purpose. (To be completed by zoning staff).

The Zoning Board must consider the purpose and intent of zoning codes when considering a variance request. As promulgated by the City of La Crosse Common Council, the purpose and intent of the La Crosse Zoning Code include, but is not limited to, the following:

§ 8-86	§ 101-58	§ 109-6
§ 115-3	§ 115-140	§ 115-141
§ 115-148	§ 115-156	§ 115-158
§ 115-211	§ 115-319	§ 115-437
§ 115-510	§ 115-548	§ 115-594

The failure of any particular city official to identify additional purpose and intent information on the application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(b) Purpose(s) of Standard from which Variance is Requested. *(To be completed by zoning staff).*

The City of La Crosse Building Inspector, Code Enforcement Officer and any other officials may be aware of other reasons a particular ordinance standard is required. The city official(s) may list those reasons on this application. The failure of any particular city official to identify additional purpose information on this application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(c) Analysis of Impacts. *(To be completed by applicant).*

Discuss impacts (e.g. increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For each impact, describe potential mitigation measures and the extent to which they reduce the impacts (i.e. completely, somewhat, or marginally). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) Short-term Impacts (through the completion of construction):

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:

(2) Long-term Impacts (after construction is completed):

- **Impact:**
Mitigation measure(s):
Extent to which mitigation reduces project impact:

- **Impact:**
Mitigation measure(s):
Extent to which mitigation reduces project impact:

(3) Cumulative Impacts (what would happen if a similar variance request was granted for many properties?):

- **Impact:**
Mitigation measure(s):
Extent to which mitigation reduces project impact:

- **Impact:**
Mitigation measure(s):
Extent to which mitigation reduces project impact:

Will granting the variance harm the public interest?

☐ Yes. A variance cannot be granted.

☒ No. Mitigation measures described above will be implemented to protect the public interest.

3. Unnecessary Hardship. (To be completed by the applicant).

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel.

You will be asked whether you are requesting an area variance or a use variance and to detail whether there exists an unnecessary hardship.

An **area variance** is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. Unnecessary hardship exists when compliance with the strict letter of the area restrictions would unreasonably prevent the owner from using the property for a permitted purpose (i.e. leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment*, 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

A **use variance** is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e. an appropriate adaptive re-use of a school or church in a residential district). Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance. Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. See generally *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

Are you applying for an area variance or a use variance?

☒ Area variance

☐ Use variance

Is unnecessary hardship present?

☐ Yes. Describe.

The set back is too far back to make project work.

☐ No. A variance cannot be granted.

Part C: Additional Materials / Exhibits.

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1"=50', and other exhibits must show the following:

- ☐ Location of requested variance
- ☐ Property lines
- ☐ Ordinary high-water mark
- ☐ Flood plain and wetland boundaries
- ☐ Dimensions, locations, and setbacks of existing and proposed structures
- ☐ Utilities, roadways, driveways, off-street parking areas, and easements
- ☐ Existing highway access restrictions and existing proposed street, side and rear yards
- ☐ Location and type of erosion control measures
- ☐ Vegetation removal proposed
- ☐ Contour lines (2 ft. interval)
- ☐ Well and sanitary system
- ☐ Location and extent of filling/grading
- ☐ Any other construction related to your request
- ☐ Anticipated project start date
- ☐ Sign locations, dimensions, and other specifications
- ☐ Alternatives considered
- ☐ Location of unique property limitation
- ☐ Lot corners, lines, and footprints have been staked out
- ☐ Abutting street names and alleys
- ☐ Abutting property and land within 20 feet
- ☐ Indication of the direction "North"

Part D: Authorization to Examine

You must complete and sign the authorization for the City of La Crosse Board of Zoning Appeals and the Planning and Development Department to examine the property of the variance request.

I hereby authorize the City of La Crosse Board of Zoning and Appeals and the Planning and Development Department to inspect premises

At: 2546 S. 7th St.
(Address where variance is sought)

Date: 4-3-25 Signature of Owner: Joy Buckner

Part E: Certification.

You must sign your application, certifying that it and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered. You also must get the application notarized by a certified notary.

Submit completed application to: Board of Zoning Appeals
400 La Crosse St.
Clerk's Office- 2nd Floor
La Crosse, Wisconsin 54601

Submit complete copy to: Chief Inspector
400 La Crosse St.
City of La Crosse Fire Department –
Division
of Community Risk Management
La Crosse, Wisconsin 54601

By signing below, I certify that I have received and reviewed all of the application materials. I further certify that all of my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent) _____

Date: _____

Signed: (Owner, if different from applicant) Doug Buchner

Date: 4-3-25

THE APPLICANT OR AGENT

By: _____

THE OWNER Doug Buchner
Doug Buchner

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____, 20____, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

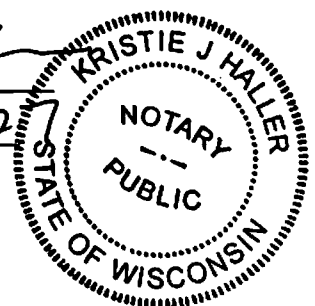
Notary Public, La Crosse County, WI
My commission expires: _____

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this 3rd day of April, 2025, the above named Doug Buchner to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, La Crosse County, WI
My commission expires: 9/13/27





Board of Zoning Appeals Standards

The Board of Zoning Appeals functions like a court, and must follow State laws and local zoning ordinances. The Board of Zoning Appeals cannot change or ignore any part of the zoning ordinance or State laws, but must apply the laws as written.

The Board may only grant a variance, special exception, or administrative appeal if the applicant provides evidence showing that they meet **all** of the legal standards for that decision. The burden of proof falls on the variance applicant, not the Board of Zoning Appeals. The legal standards the Board will use to decide on each application are shown below.

STANDARDS FOR USE or AREA VARIANCE

- ☐ 1. **The proposed variance is not contrary to the public interest.** The purpose statement of the ordinance and related statutes must be reviewed in order to identify the public interest. Variances must observe the spirit of the ordinance, secure public safety and welfare, and do substantial justice. In considering effects of a variance on public interests, broad community and even statewide interests should be examined; the public interest standard is not confined to scrutiny of impacts on neighbors or residents in the vicinity of the project.
- ☐ 2. **The property has a special or unique condition.** The property must have unique or physical features which prevent compliance with the ordinance. The circumstances of an applicant, such as growing family or need for a larger garage, are not legitimate factors in meeting this standard. Property limitations that prevent ordinance compliance that are not unique but common to a number of properties should be addressed by amendment of the ordinance.
- ☐ 3. **The special condition of the property creates an unnecessary hardship:**
 - a. Unnecessary hardship means unnecessarily burdensome, considering the purpose of the ordinance.
 - b. Unnecessary hardship may not be self-created. An applicant may not claim hardship because of conditions which are self-imposed. Examples include claiming hardship for a substandard lot after having sold off portions that would have allowed building in compliance or claiming hardship where construction was commenced without required permits in violation of ordinance standards.
 - c. Financial hardship is not a deciding factor. Economic loss or financial hardship does not justify a variance.

Board of Zoning Appeals Procedure Handout

- 1) You, or someone speaking on your behalf, should arrive at 4:00 p.m. for the meeting even if you are not listed first on the agenda.**
- 2) Neighbors within 100 feet of the property (where the variance is requested) will receive a copy of the meeting notice. They may appear before the Board to speak for or against your appeal or they may write a letter in support of your appeal or against your appeal and submit it to the City Clerk's office. You may contact your neighbors and share your proposal with them so they are aware.**
- 3) The Board will have received a copy of your denial letter from the Building and Inspections department, your variance application, and any other materials you have attached to your application. Any presentation to the Board is limited to written materials, diagrams and photographs. No electronic devices for presentations will be allowed. This restriction does not apply to the presentation by Building & Inspections. Public hearings before the Board may be limited to ten (10) minutes for the proponents, ten (10) minutes for the opponents and a three (3) minute rebuttal for each side. The Board reserves the right to extend these time limits as it determines.**
- 4) The Board follows the criteria listed on the previous page to determine whether or not your request meets the standards set forth by the Wisconsin Supreme Court.**
- 5) If the Board grants your appeal, after you receive your letter of the Board's decision, you may apply for your building permit. The letter will be mailed to you within a week, after the meeting has taken place.**

Department of Planning and Development
Building and Inspections

4/3/2025

Doug Buchner
2546 7th St S
La Crosse, WI 54601

RE: An appeal regarding the requirement to provide a 25-foot front yard setback.

Dear Doug Buchner,

We have received the permit application for a proposed addition, that does not meet the requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding setbacks for development in single family zoning districts.

The project as proposed is in direct violation of the following subparagraph of the Code:
Sec. 115-142. – R-1 Single Family Residence District Regulations.

(c)Area regulations. (1) Front yard, side yard and rear yard. Front yard, side yard and rear yard regulations applicable in the Residence District shall apply to the Single-Family Residence District.

Sec. 115-143

(2) Front yards. On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings, or if there is only one adjacent main building the front yard depth of said main building shall govern; provided further that this regulation shall not be so interpreted as to require a front yard depth of more than 25 feet in any case. The entire front yard shall be graded and sodded or seeded in a manner which will produce an acceptable lawn excepting such areas as may be required for driveways and walks.

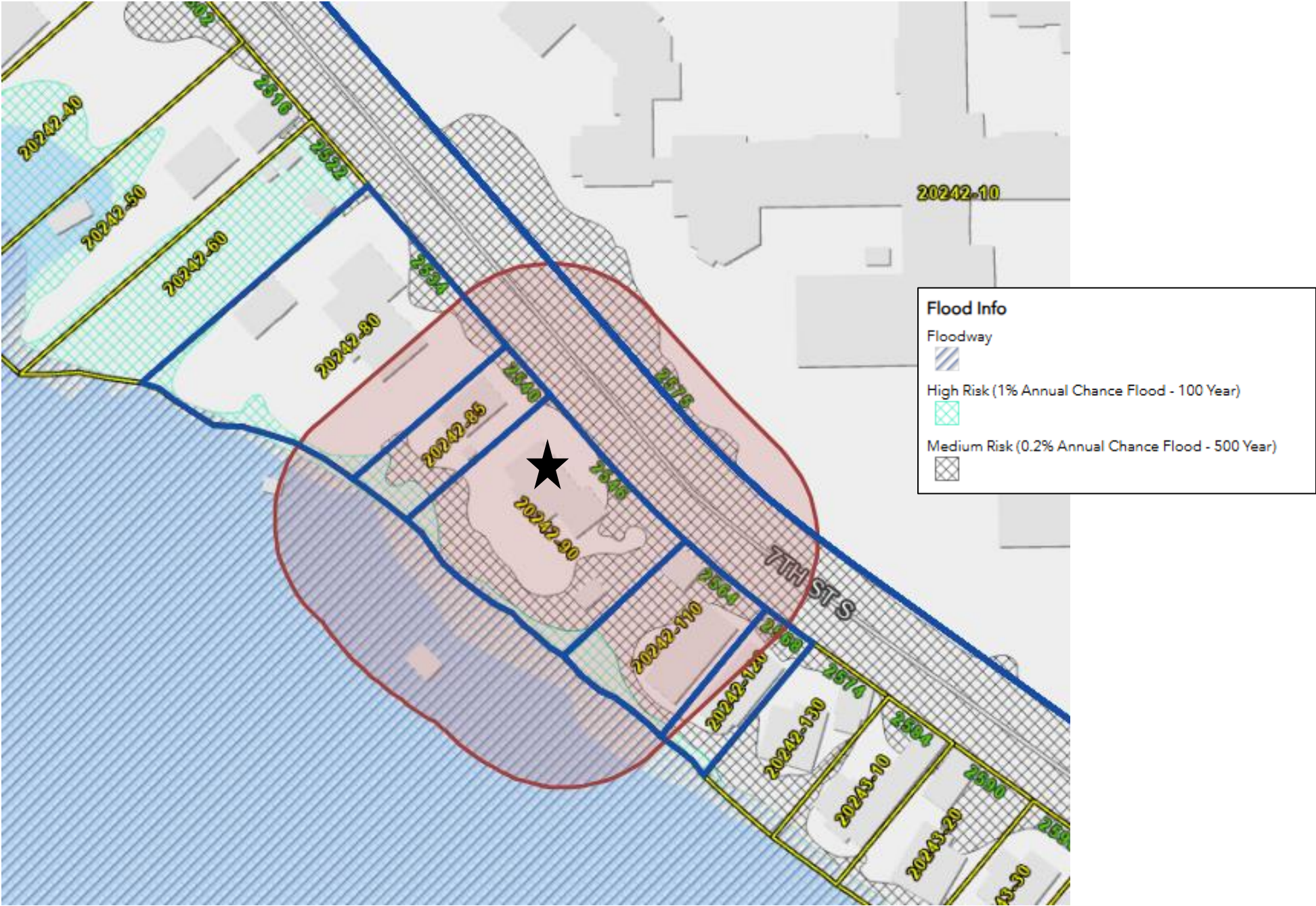
Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant of 12.5 feet for the new addition to proceed as proposed.

Sincerely,
Andy Berzinski
Building Inspector

Properties within 100 feet of 2546 7th St S.

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-20242-10	BETHANY RIVERSIDE LUTHERAN HOME	2555, 2571, 2573, 2575 7TH ST S	2575 7TH ST S	LA CROSSE WI 54601
17-20242-80	DAVID E ERICKSON, BARBARA ERICKSON	2534 7TH ST S	2534 7TH ST S	LA CROSSE WI 54601
17-20242-85	DAVID E ERICKSON, BARBARA ERICKSON	2540 7TH ST S	2534 7TH ST S	LA CROSSE WI 54601
17-20242-110	LARRY AND NANCY FAMILY TRUST	2560 7TH ST S	2564 7TH ST S	LA CROSSE WI 54601
17-20242-120	MARK A DRYER	2568 7TH ST S	2568 7TH ST S	LA CROSSE WI 54601
Owner/Applicant:	DOUG BUCHNER	2546 7TH ST S	2704 7TH ST S	LA CROSSE WI 54601
WI DNR CONTACT FOR FLOODPLAIN APPEALS	MICHELLE HASE WATER REG/ZONING ENGINEER	WI DEPT. OF NATURAL RESOURCES	141 NW BARSTOW ST SUITE 180	WAUKESHA WI 53188-3789

Properties within 100 feet of 2546 7th St S.



AFFIDAVIT OF PUBLICATION

Lacrosse Tribune
1407 St. Andrew St., La Crosse, WI 54603
(866) 735-5631

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of New Jersey, County of Burlington, ss:

India Johnston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of Lacrosse Tribune, a newspaper at, La Crosse, for county of La Crosse, in the state of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published, therein on the dates listed below.

PUBLICATION DATES:

April. 15 2025

NOTICE ID: te19CtiTkIpOkuCS4Kwp

PUBLISHER ID: COL-WI-101111

NOTICE NAME: BOZA - April 2025

Publication Fee: \$73.53

Section: Legals

Category: 0001 Wisconsin Legals

India Johnston

(Signed) _____

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Subscribed in my presence and sworn to before me on this: 04/16/2025

Liza Ortiz

Notary Public

Notarized remotely online using communication technology via Proof.

Notice

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Council Chambers on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on April 21, 2025:

2690 - An appeal regarding the requirement to provide fill 15 feet beyond the structure at one foot or more above the regional flood elevation, and an appeal of the required front yard setback at 1806 Caledonia Street, La Crosse, Wisconsin.

2691 - An appeal regarding the requirement to provide a 25-foot front yard setback at 2546 7th St. S, La Crosse, Wisconsin.

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center

(<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submit in writing prior to the meeting and should be submitted to craigs@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Dated this 8th day of April, 2025.
Board of Zoning Appeals
Nikki Elsen, Secretary
4/15 LAC
COL-WI-101111 WNAXLP

Board of Zoning Appeals

APRIL 21ST 2025

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

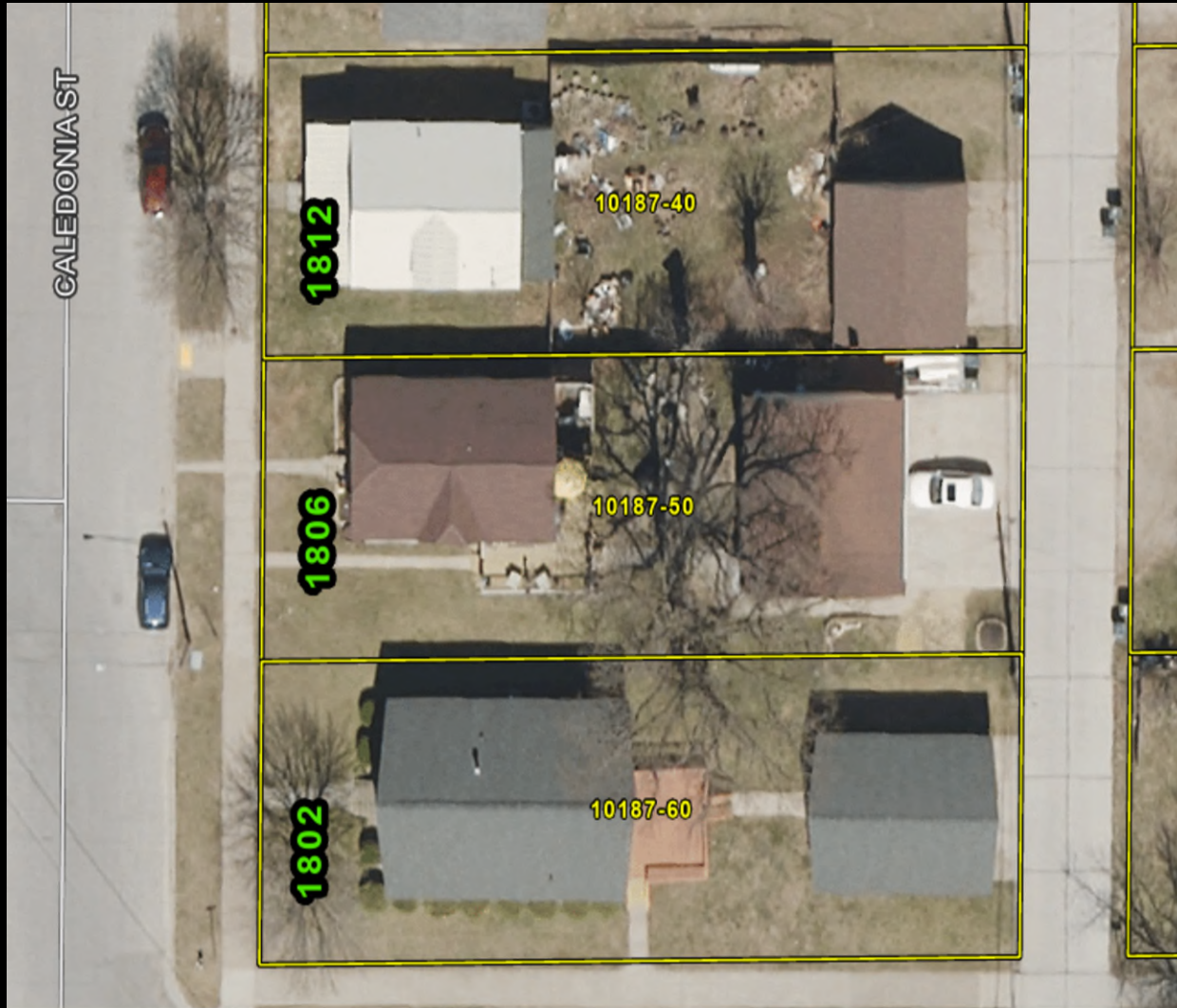
1806 Caledonia St

1806 Caledonia St

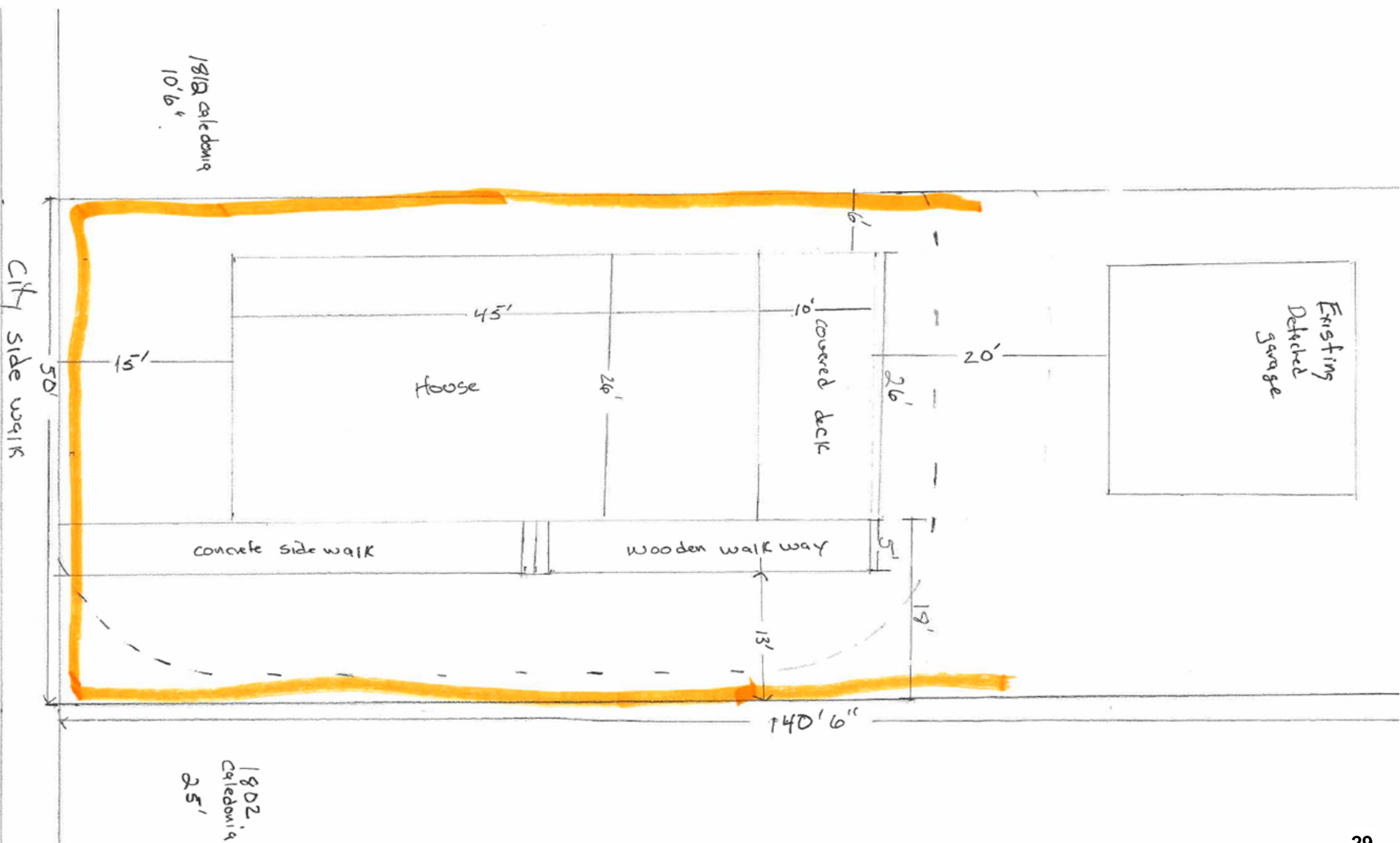
- The applicant has applied for a permit to construct a new Single-Family Dwelling that does not meet the 15 feet of fill requirement for construction in the Floodfringe district and the required 17.75-foot front yard setback.
- Sec. 115-281 – Floodfringe district (FF) 1. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.

1806 Caledonia St

- Sec. 115-143(c)(2) Front Yards. On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- Two separate variances would need to be granted for the new Single-Family Dwelling to proceed as proposed. A variance of 9 feet for the fill requirement and 2.75 feet for the required front yard setback.

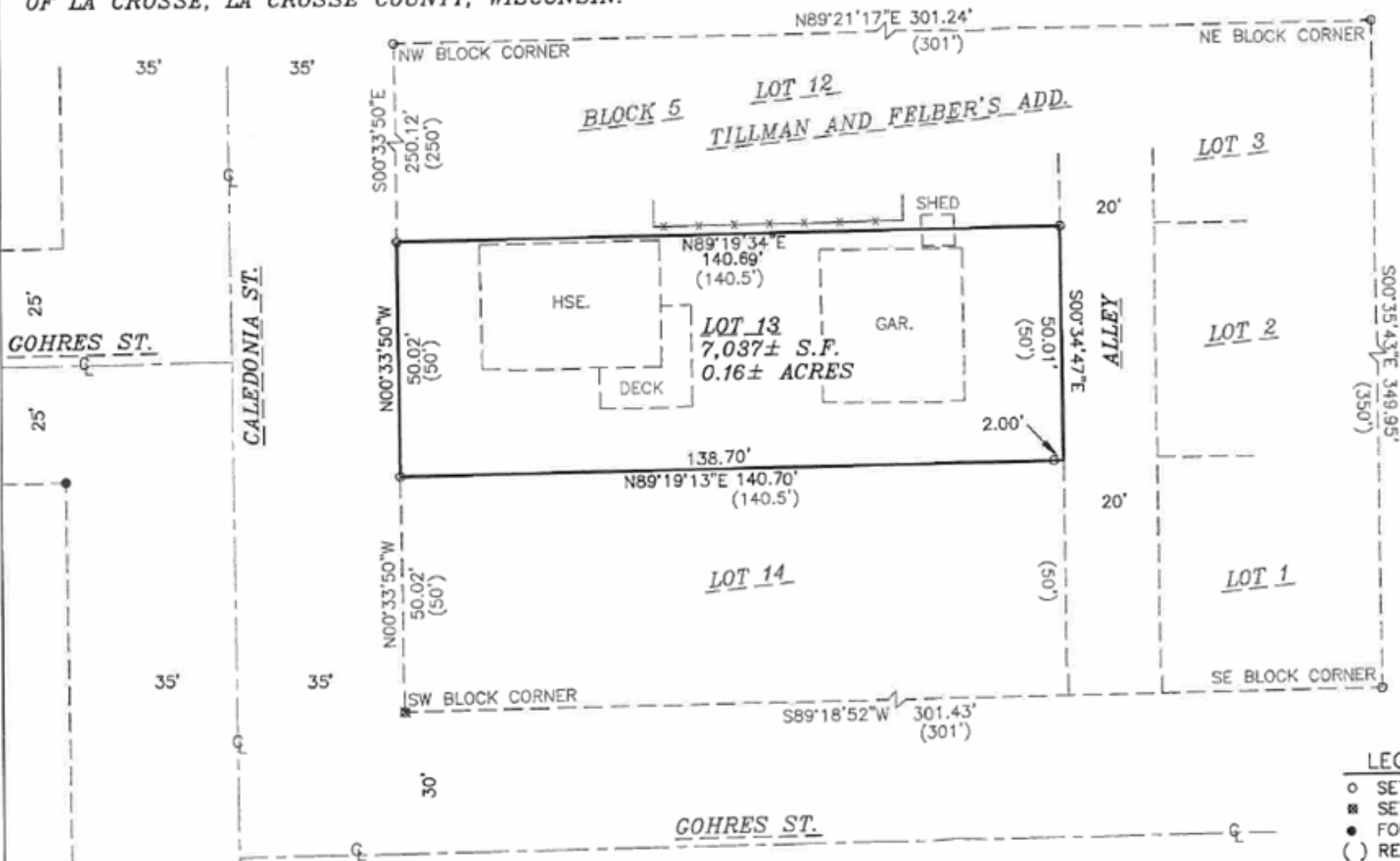






PLAT OF SURVEY

LOT 13 BLOCK 5 OF TILLMAN AND FELBER'S ADDITION TO THE CITY OF LA CROSSE, LOCATED IN PART OF THE SW-NW, SECTION 20, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



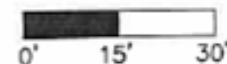
I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY FOR DEBRA HENTHORN COMPLIES WITH AE-7 OF THE WISCONSIN STATUTES AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTIAN J. RUNNING
PLS 2558
DATE: 3/26/2025



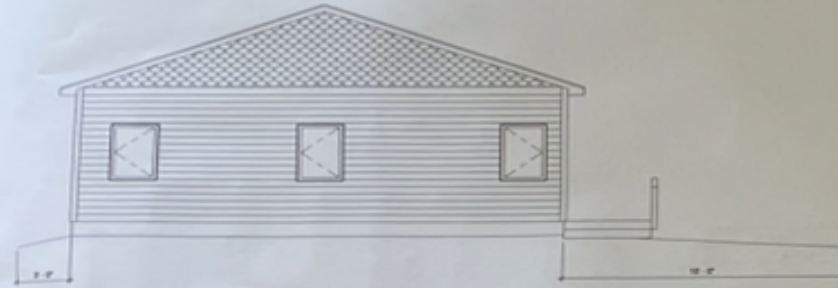
BEARING REF
LA CROSSE COUNTY
COORD. SYSTEM

1"=30'

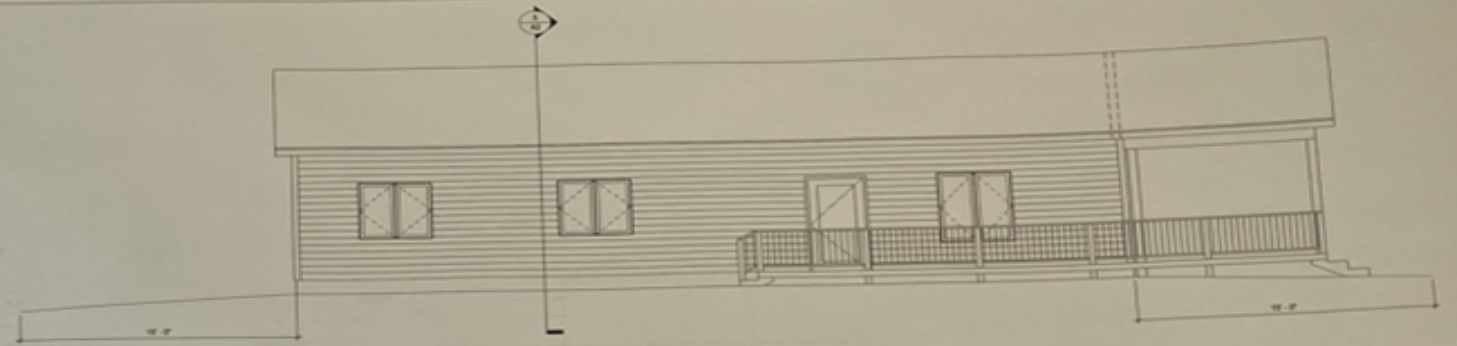


LEGEND

- SET 3/4" X 18" IRON BAR 1.5 LB/FT
- SET DRILL HOLE
- FOUND MAG NAIL
- () RECORDED AS



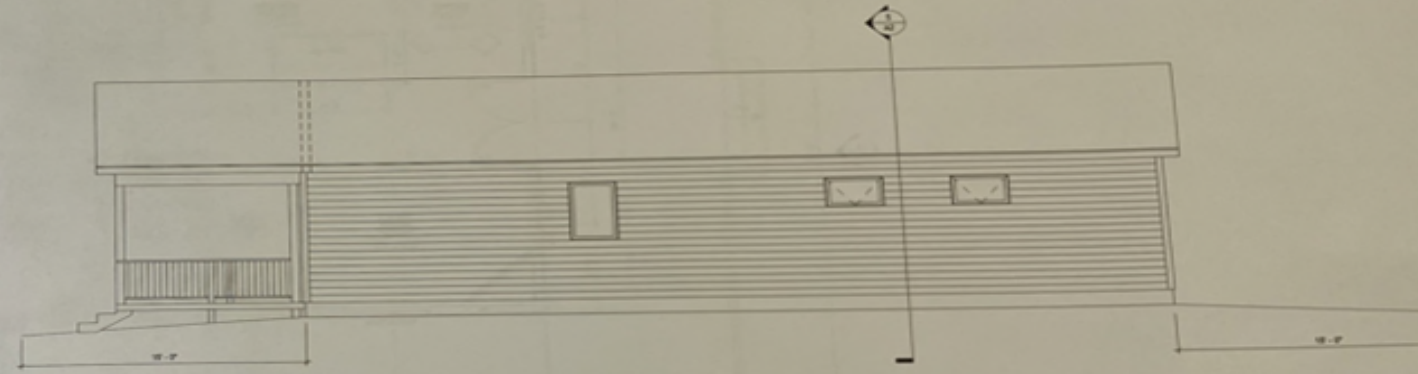
1 WEST ELEVATION
18'-0" x 7'-0"



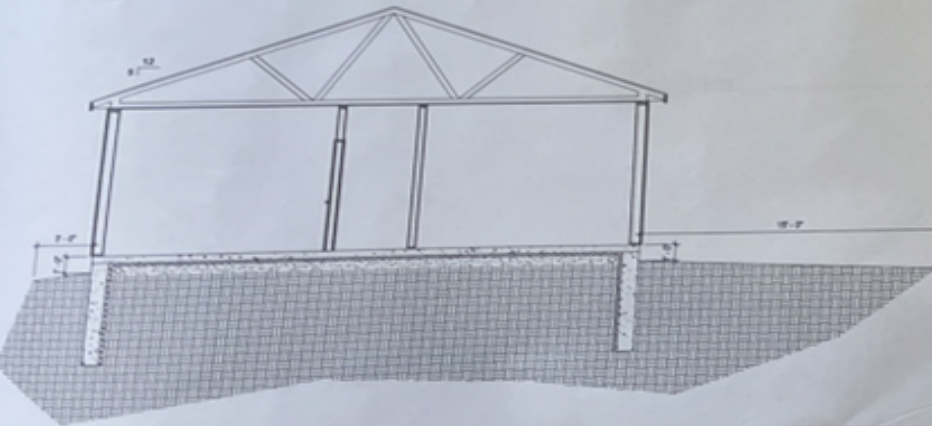
2 SOUTH ELEVATION
18'-0" x 7'-0"



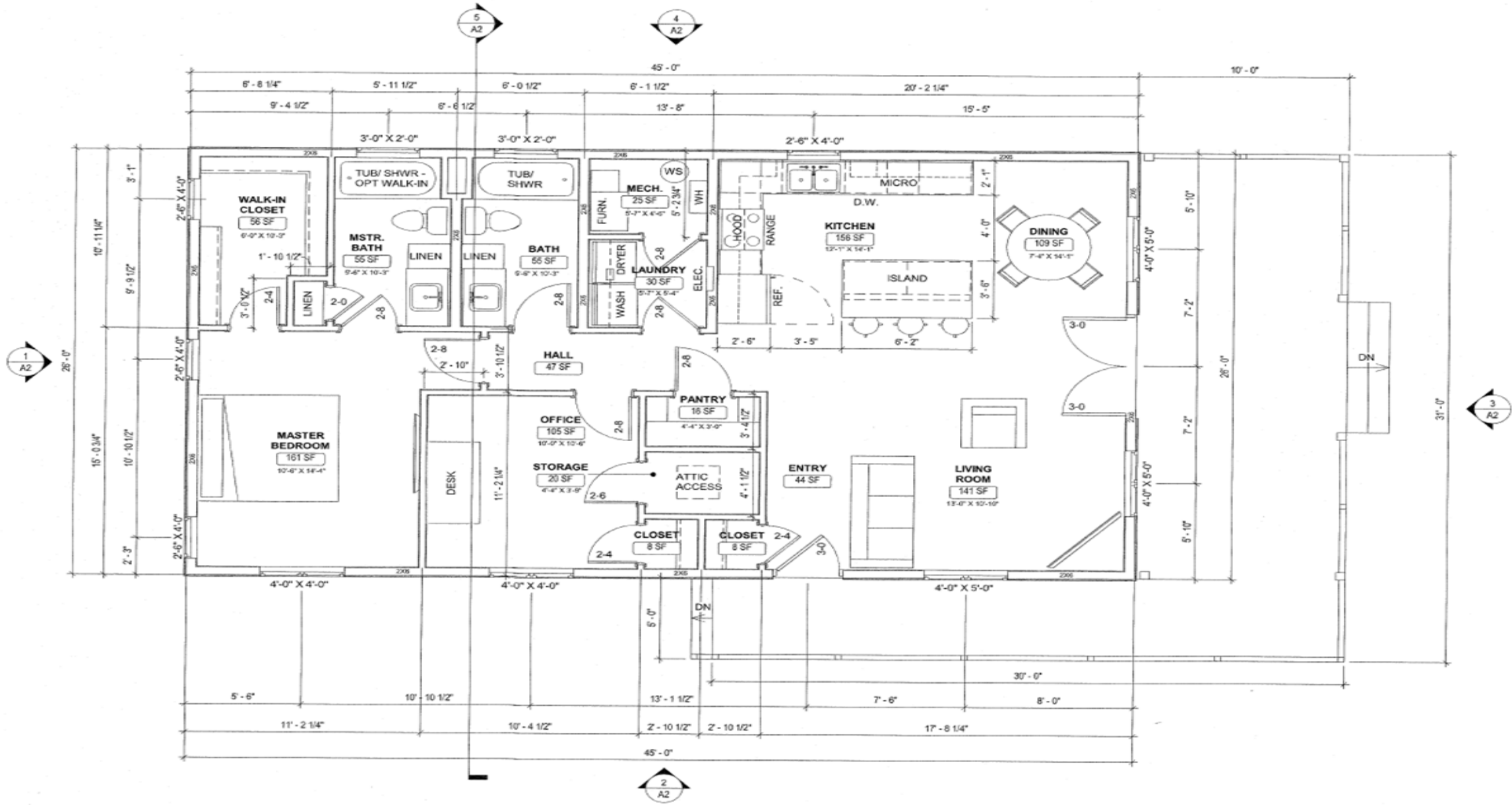
3 EAST ELEVATION
18'-0" x 7'-0"



4 NORTH ELEVATION
18'-0" x 7'-0"



5 CROSS-SECTION 1
18'-0" x 7'-0"



1806 Caledonia St

Front yard setback variance.

- Unnecessary Hardship. There is no unnecessary hardship as the dwelling could be moved back to meet the setback and still meet all other Municipal code requirements.
- Hardship Due to Unique Property Limitations. There are no unique property limitations as this lot is the same size as the other lots in this area.
- No Harm to Public Interests. No harm to the public interest.

This variance should not be granted.

1806 Caledonia St

Fill variance.

- Unnecessary Hardship. The property cannot be developed because it is in the floodplain if the proper fill cannot be provided.
- Hardship Due to Unique Property Limitations. The size of the lot doesn't allow for the required fill.
- No Harm to Public Interests. There is no harm to the public interest.

This variance should be granted.

2546 7th St S

2546 7th St S

- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet**, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 12.5 feet would need to be granted for this project to proceed as proposed.



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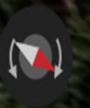
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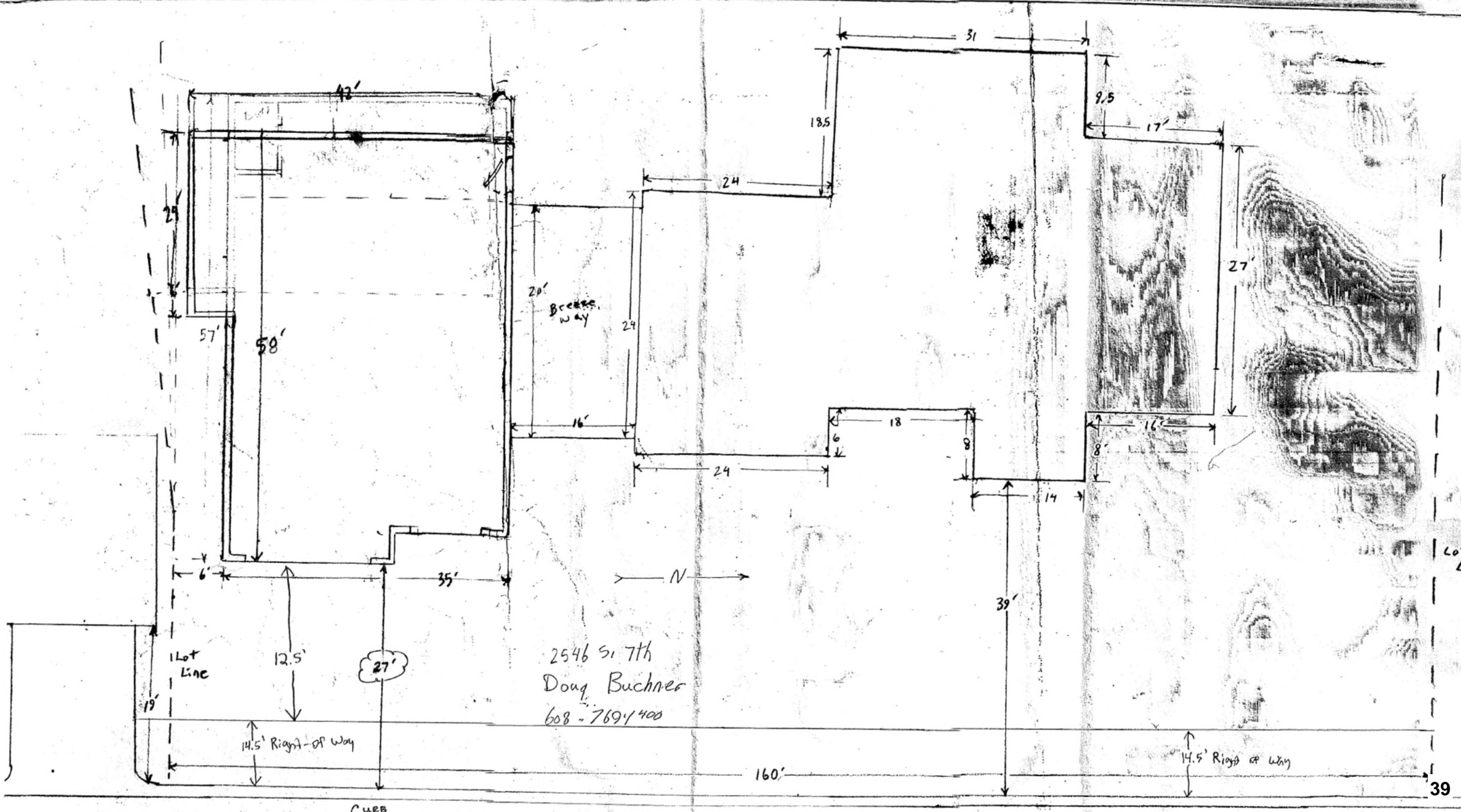
2564

7TH

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20242-120

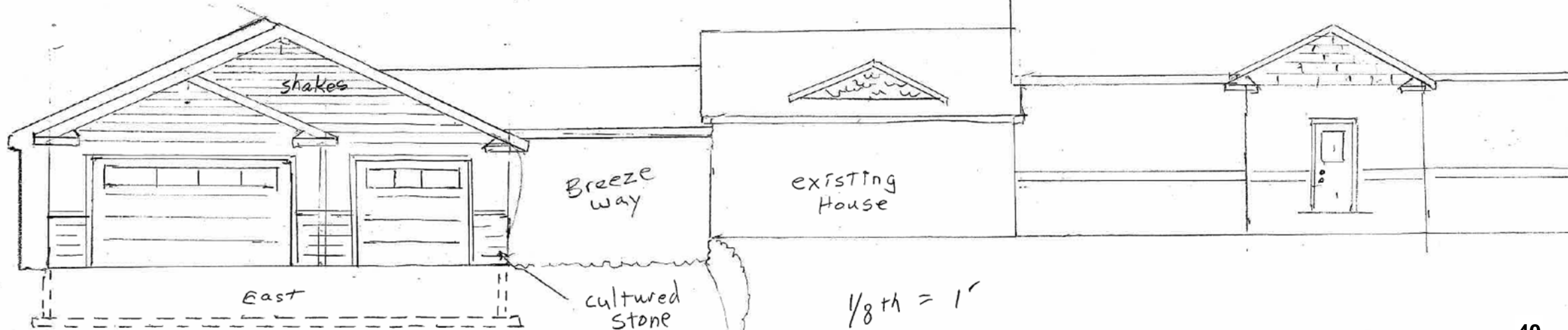
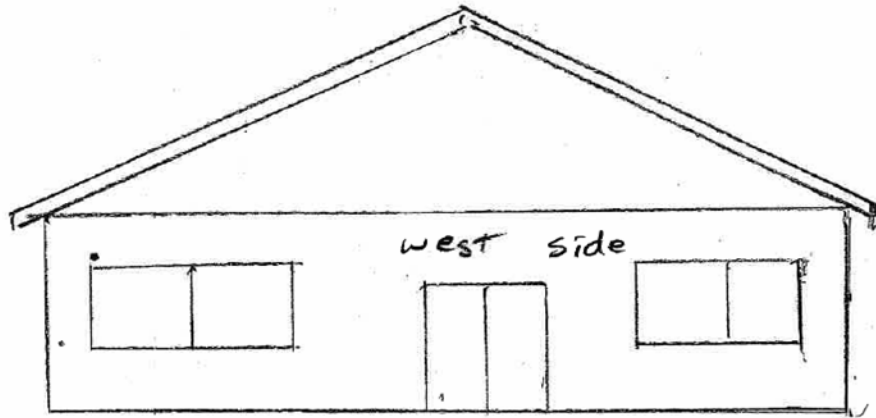
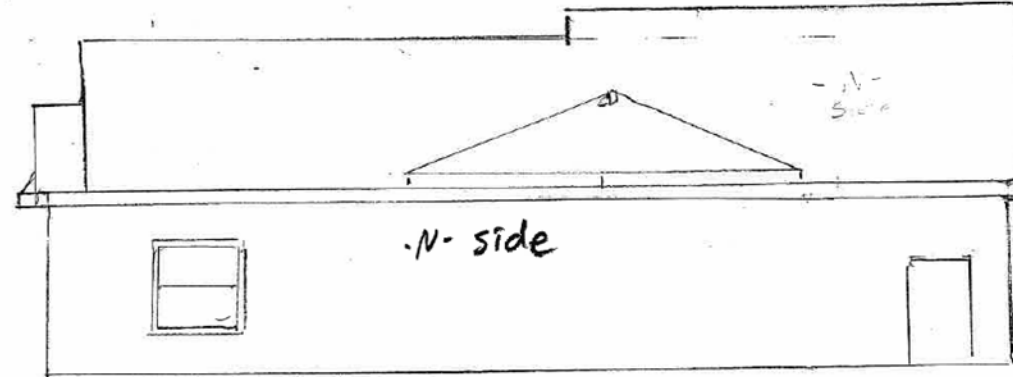
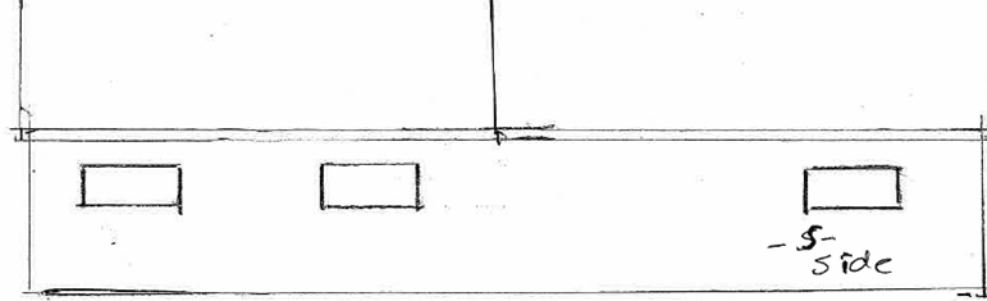


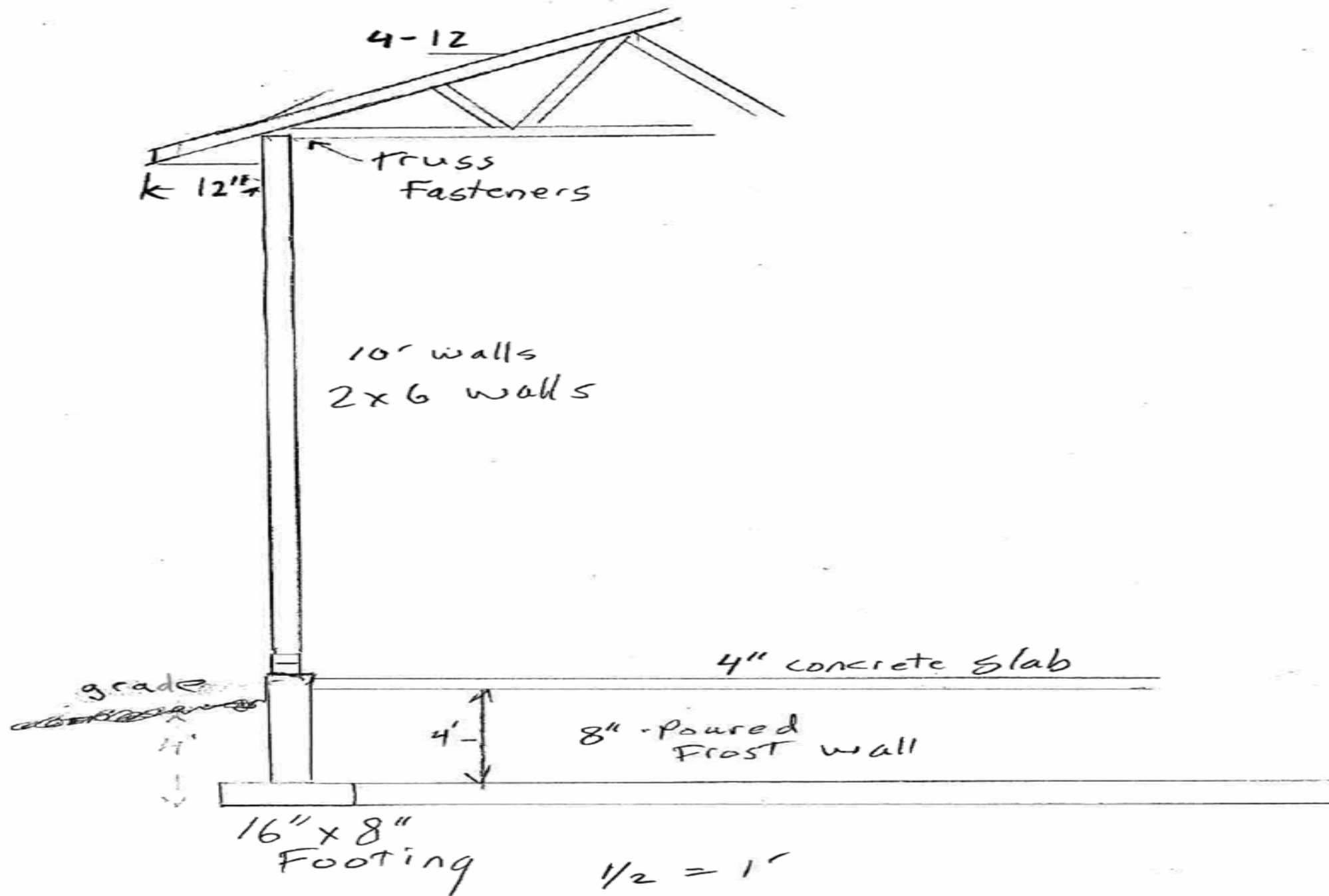


2546 S. 7th
Doug Buchner
608-769-4000

Lot
Lip

Doug Buchner
608.769.1400
2546 S. 7th





2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.
- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.
- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

Board of Zoning Appeals

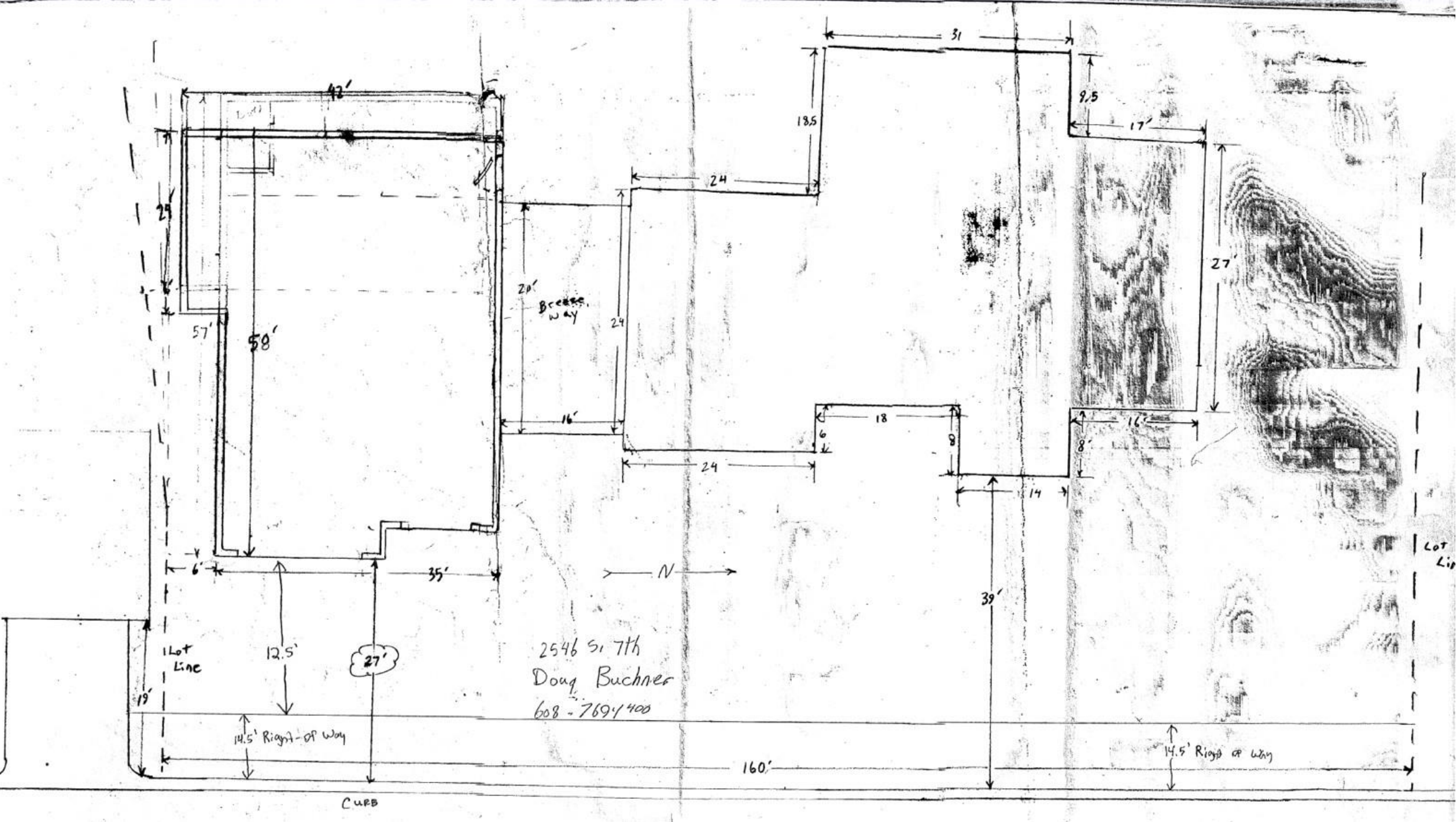
- This presentation shall be added to the minutes of this meeting.



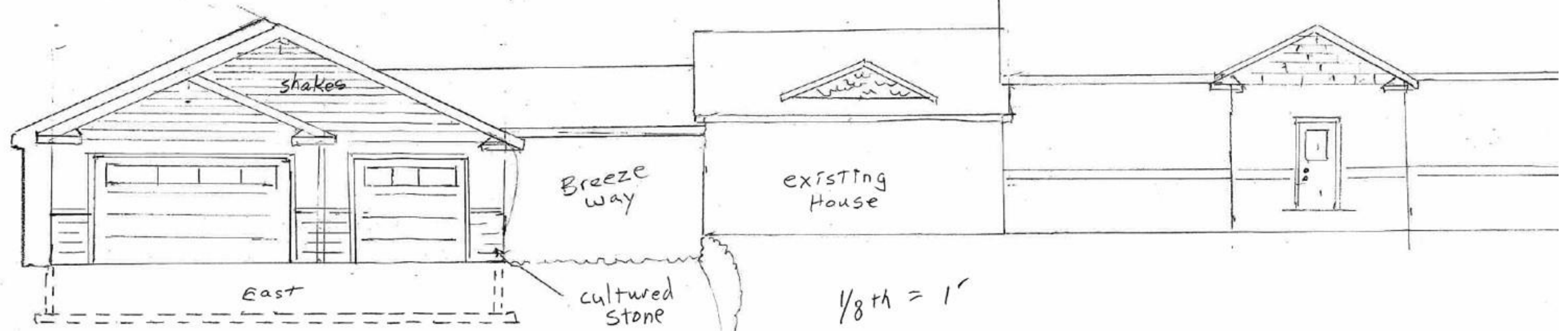
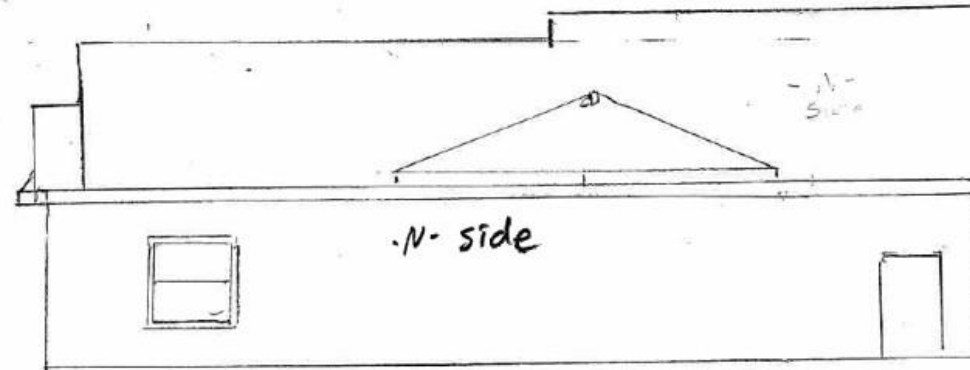
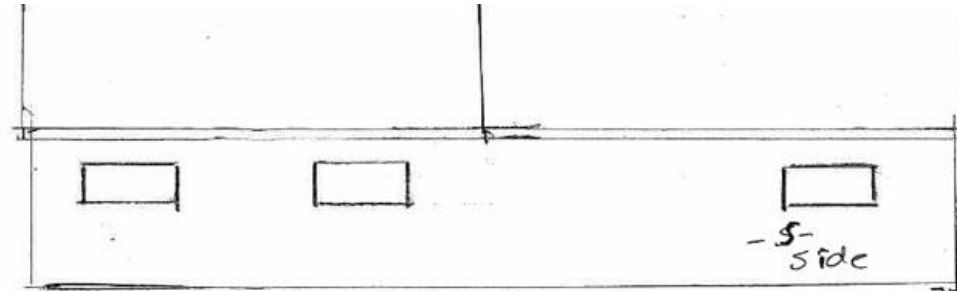
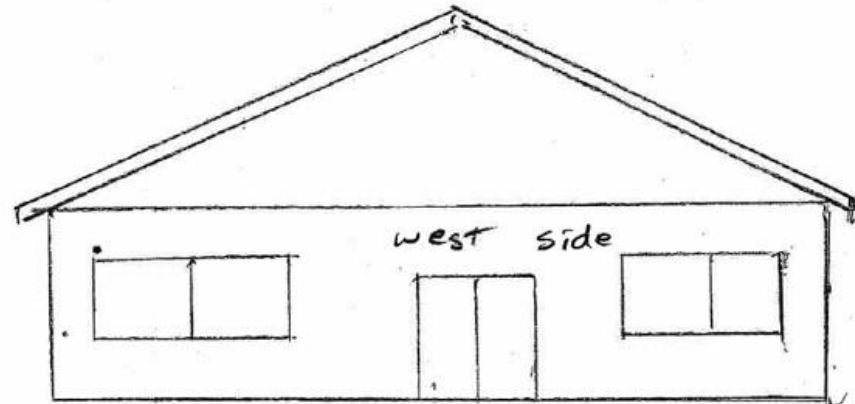








Doug Buchner
608.769.1400
2546 S. 7th





AFFIDAVIT OF PUBLICATION

Lacrosse Tribune
1407 St. Andrew St., La Crosse, WI 54603
(866) 735-5631

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of Lacrosse Tribune, a newspaper at, La Crosse, for county of La Crosse, in the state of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published, therein on the dates listed below.

PUBLICATION DATES:

May. 13 2025

NOTICE ID: 3AuJkIXsaJDrasWxjYT8

PUBLISHER ID: COL-WI-101202

NOTICE NAME: BOZA - May 2025

Publication Fee: \$75.63

Section: Legals

Category: 0001 Wisconsin Legals

Edmar Corachia

(Signed) _____

VERIFICATION

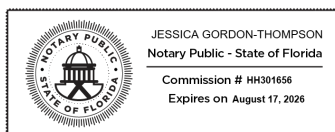
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: **05/19/2025**

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.



Notice

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Council Chambers on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on May 19, 2025:

2691 - An appeal regarding the requirement to provide a 25-foot front yard setback at 2546 7th St. S., La Crosse, Wisconsin. (Referred from April meeting).

2692 - An appeal regarding the requirement that allows only 60 multi-family apartment units above a commercial space at 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th St. N., La Crosse, Wisconsin (Haven on Main project).

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by visiting the Legislative Information Center

(<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submitted in writing prior to the meeting and should be submitted to

craigs@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7510.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Dated this 6th day of May, 2025.
Board of Zoning Appeals
Nikki Eisen, Secretary
5/13 LAC
COL-WI-101202 WNAXLP

Board of Zoning Appeals

MAY 19TH 2025

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

2546 7th St S

2546 7th St S

- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet**, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 12.5 feet would need to be granted for this project to proceed as proposed.



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om out

20242-60

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20242-90

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20242-10

7TH ST-S

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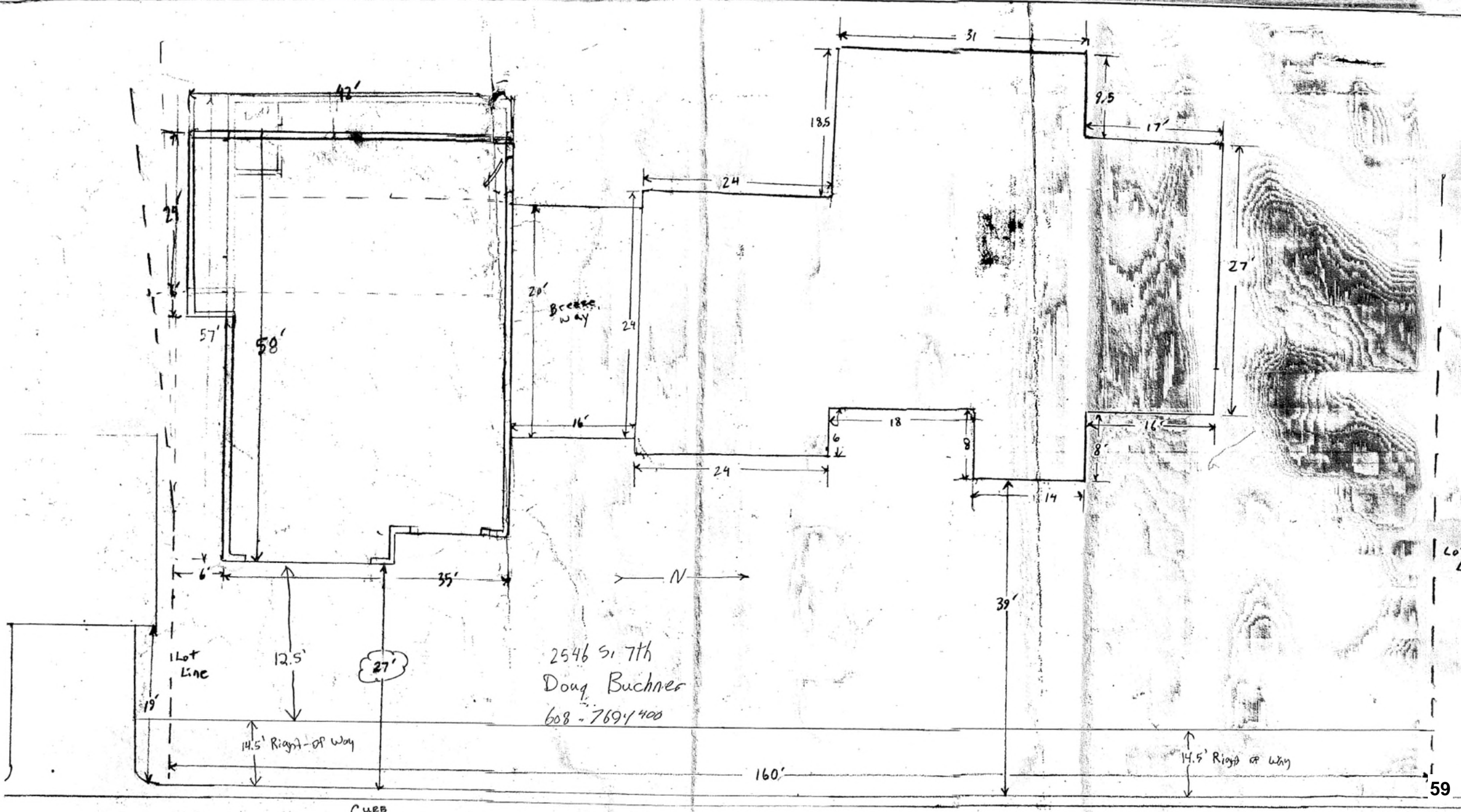
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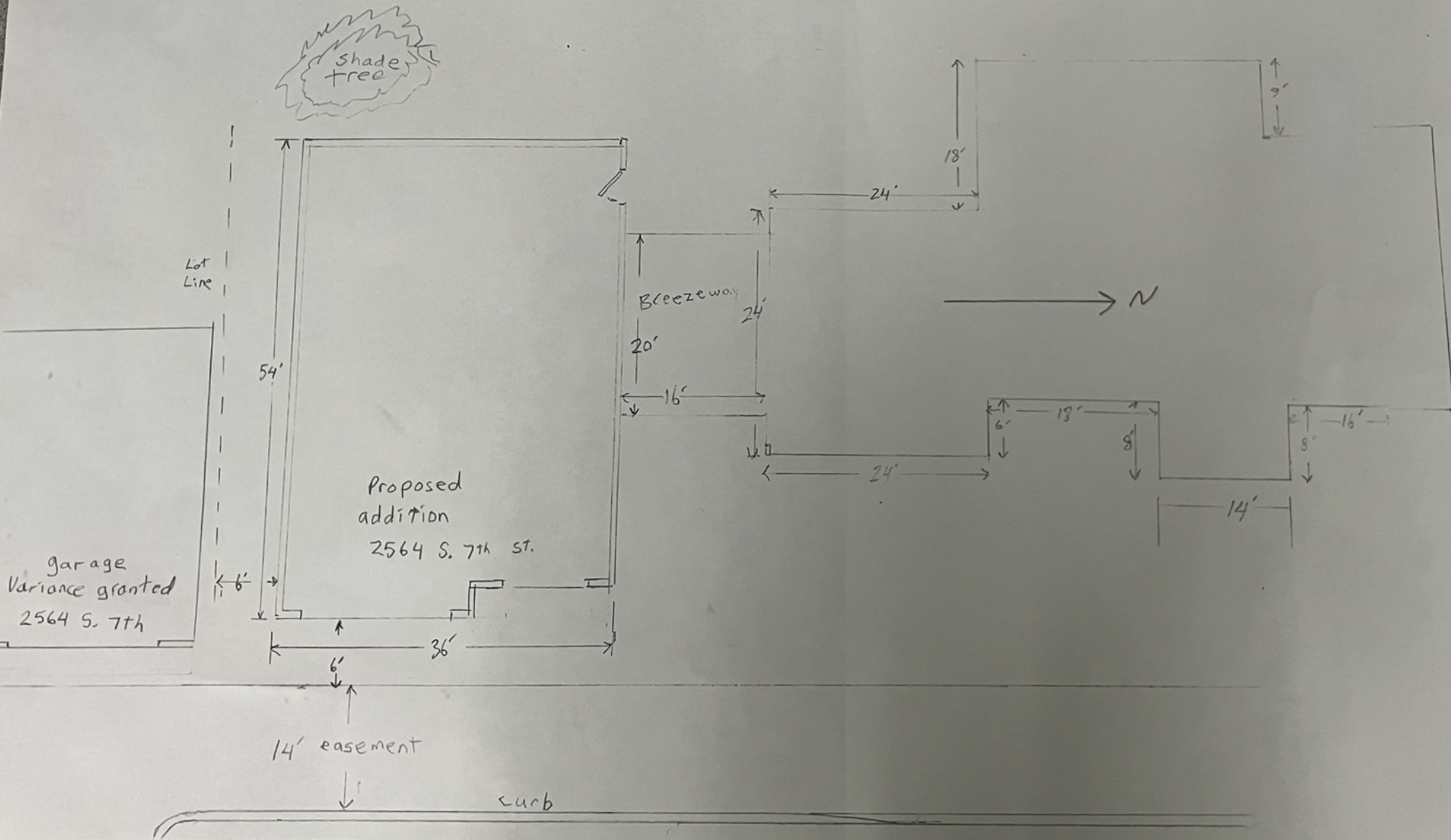
1,638,963.510 653,557.996 Feet

La Crosse County, City of La Crosse | FEMA | La Crosse County | City of La Crosse

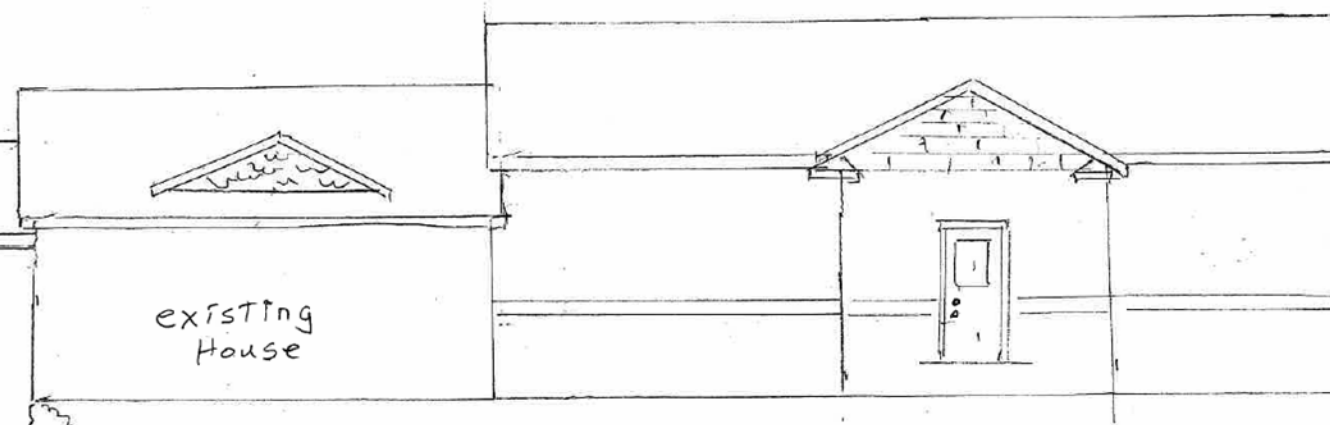
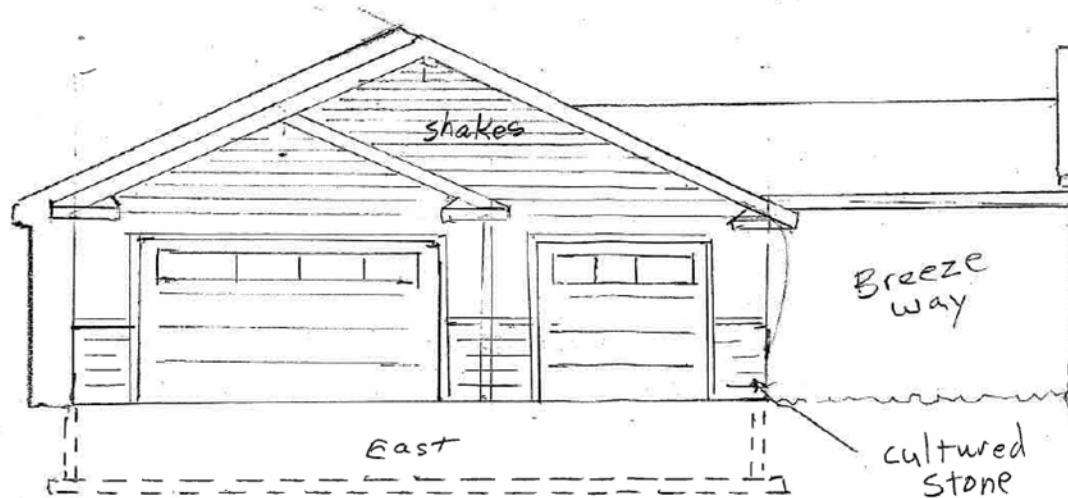
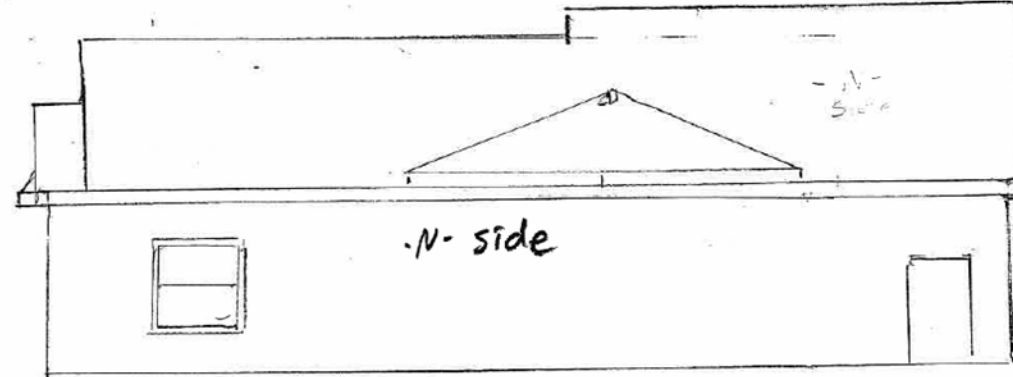
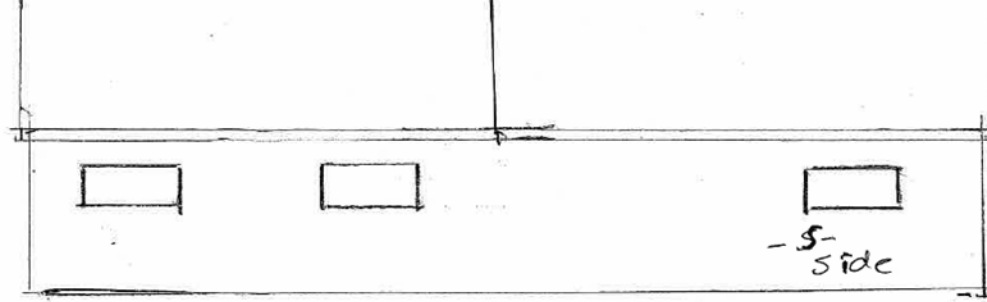
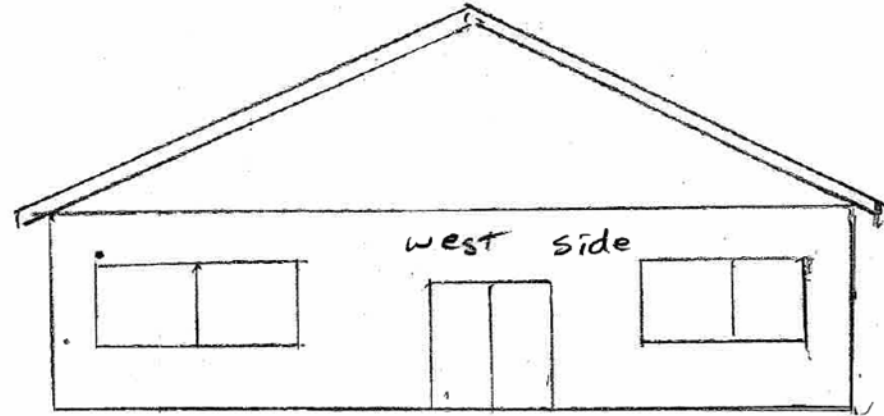




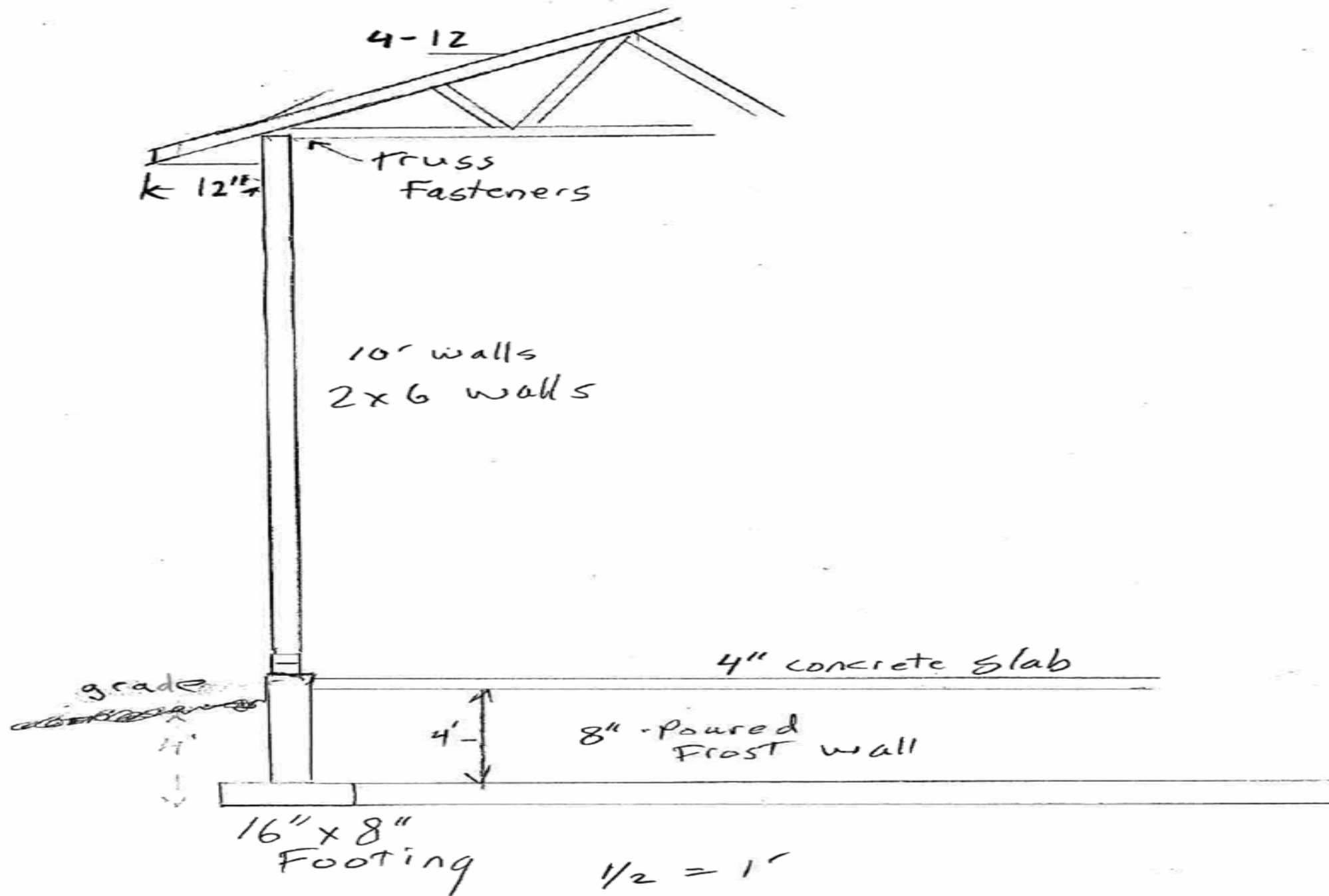




Doug Buchner
608.769.1400
2546 S. 7th



$\frac{1}{8}th = 1'$



2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.
- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.
- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

915 Main St.

915 Main St

- The applicant has applied for a building permit to construct a 70-Unit multi-family apartment unit with commercial space on the main floor that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

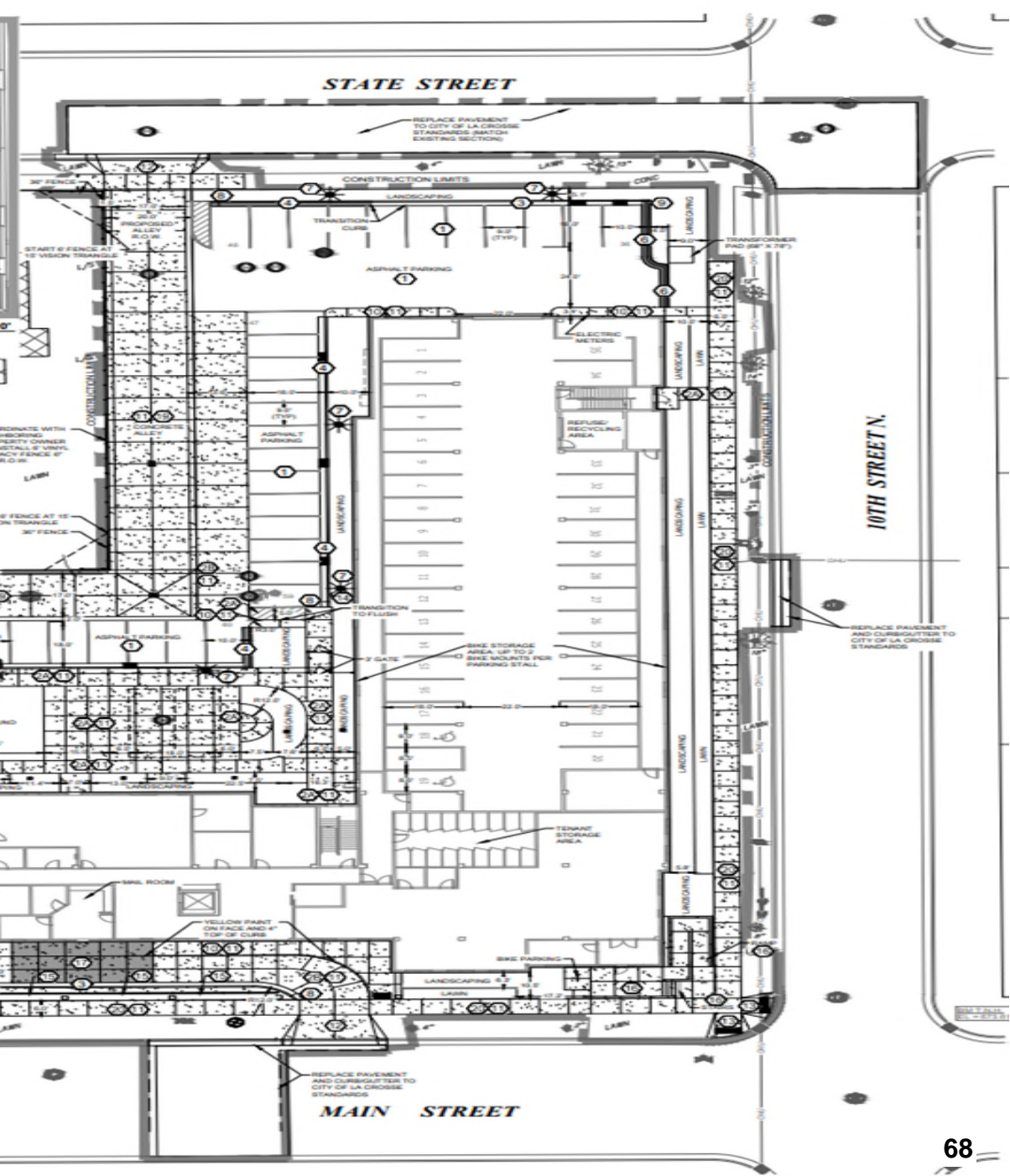
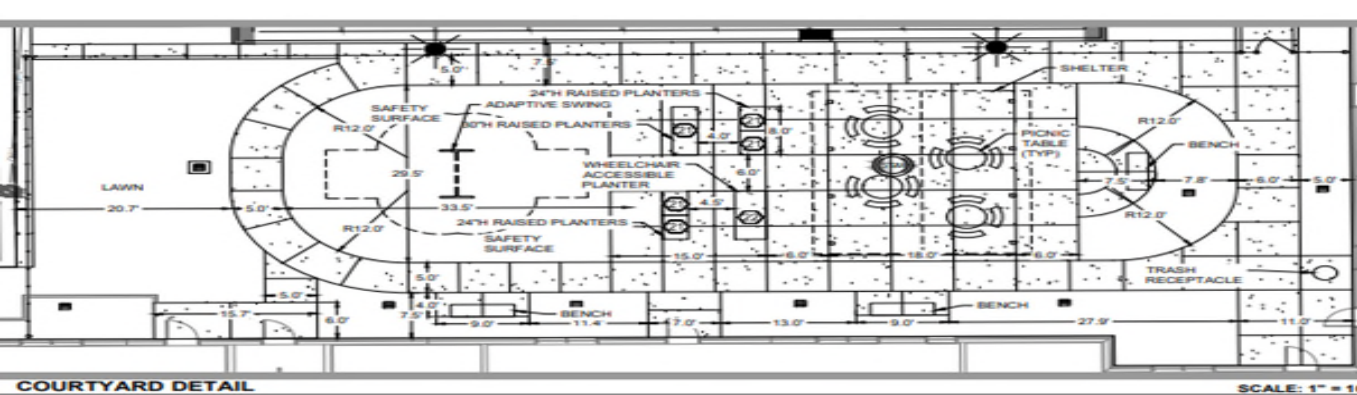
b. The number of multi-family units shall be 15—40 dwelling units per net acre.

d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

915 Main St.

- A variance allowing 10 additional apartment units on this 1.25-acre development would need to be granted for this project to proceed as proposed.











915 Main St.

- Unnecessary Hardship. The Council approved the general plan for this property prior to the code changing. The old code would have allowed this project.
- Hardship Due to Unique Property Limitations. There are no unique property limitation as several lots were combined.
- No Harm to Public Interests. There is no harm to the public interest.

Board of Zoning Appeals

- This presentation shall be added to the minutes of this meeting.

May 19, 2025

RE: Property at 2546 South 7th Street, La Crosse, WI 54601

The purpose of having extra garage space is for extra storage. Most of my neighbors don't have extra storage space so they must park their boats and trailers in their front yards since there is no alley access to our homes. I also have boats, canoes, kayaks, a riding lawn mower, utility cart, grill and various carts that I currently keep outside.

The extra storage space I propose to build will be climate controlled for my collector cars as recommended by my mechanic from Andy's Auto. The climate-controlled environment will protect them from damage.

The addition will be built with windows and stone on the front to match my house. It will also be insulated and finished off inside with painted, drywall interior walls.

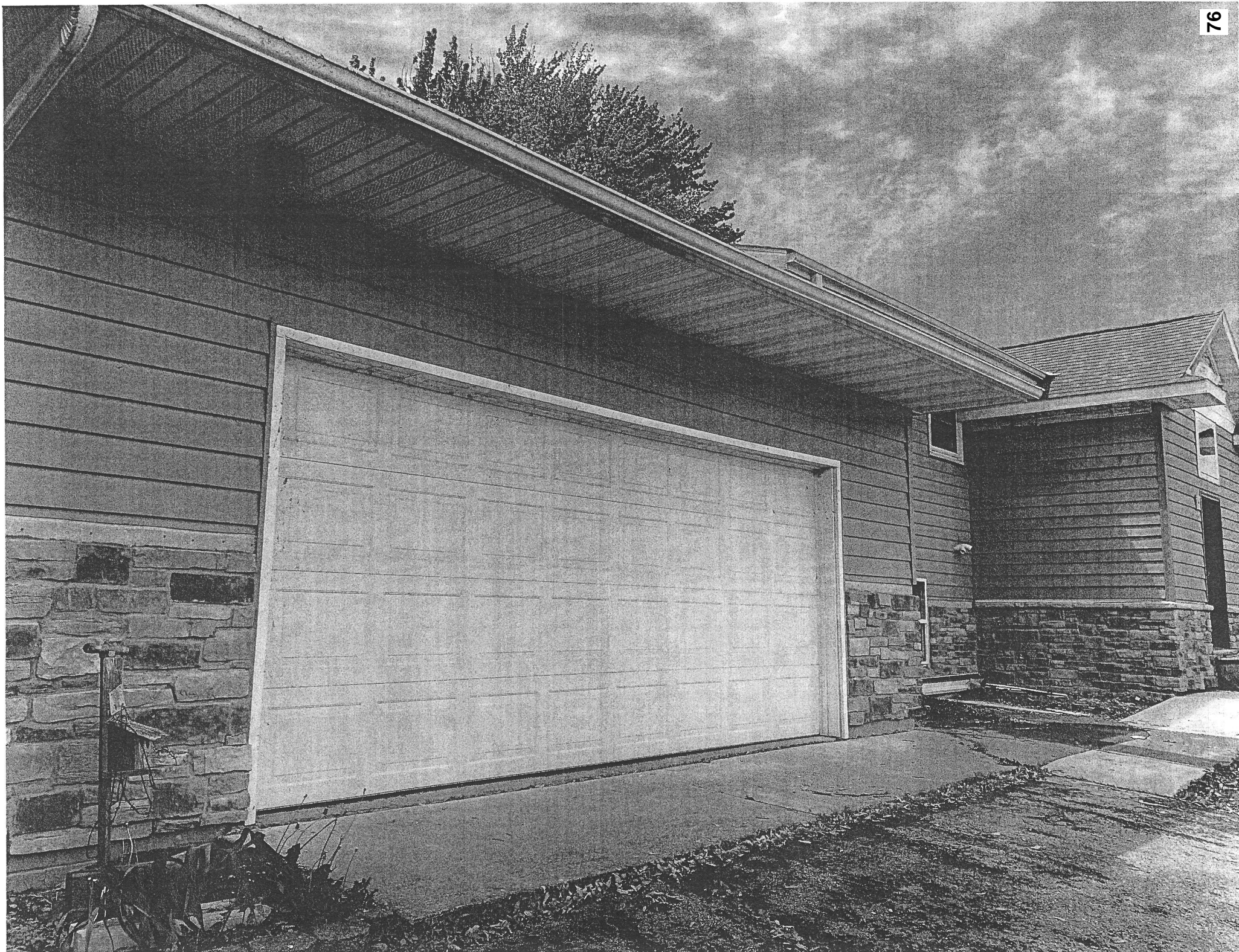
After meeting with my surveyor, he noticed that if I build the addition any further back on the property than originally proposed, I will have to remove a large shade tree in the rear yard. This would be a huge loss in the heat of the summer since this is the only shade tree I have in the rear yard. Also, building the addition any further back than proposed would block the view of the river for my neighbor and myself, potentially devaluing the property.

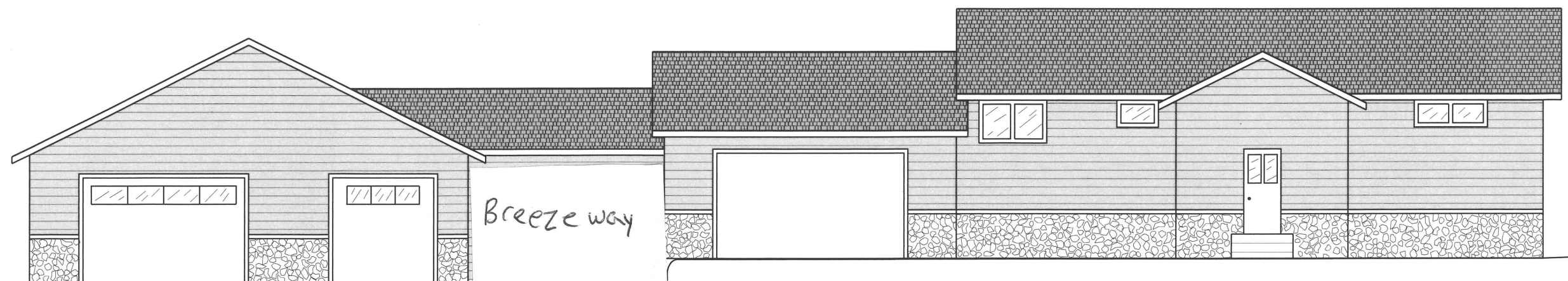
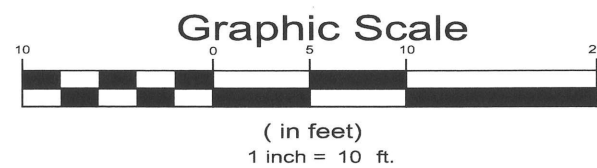
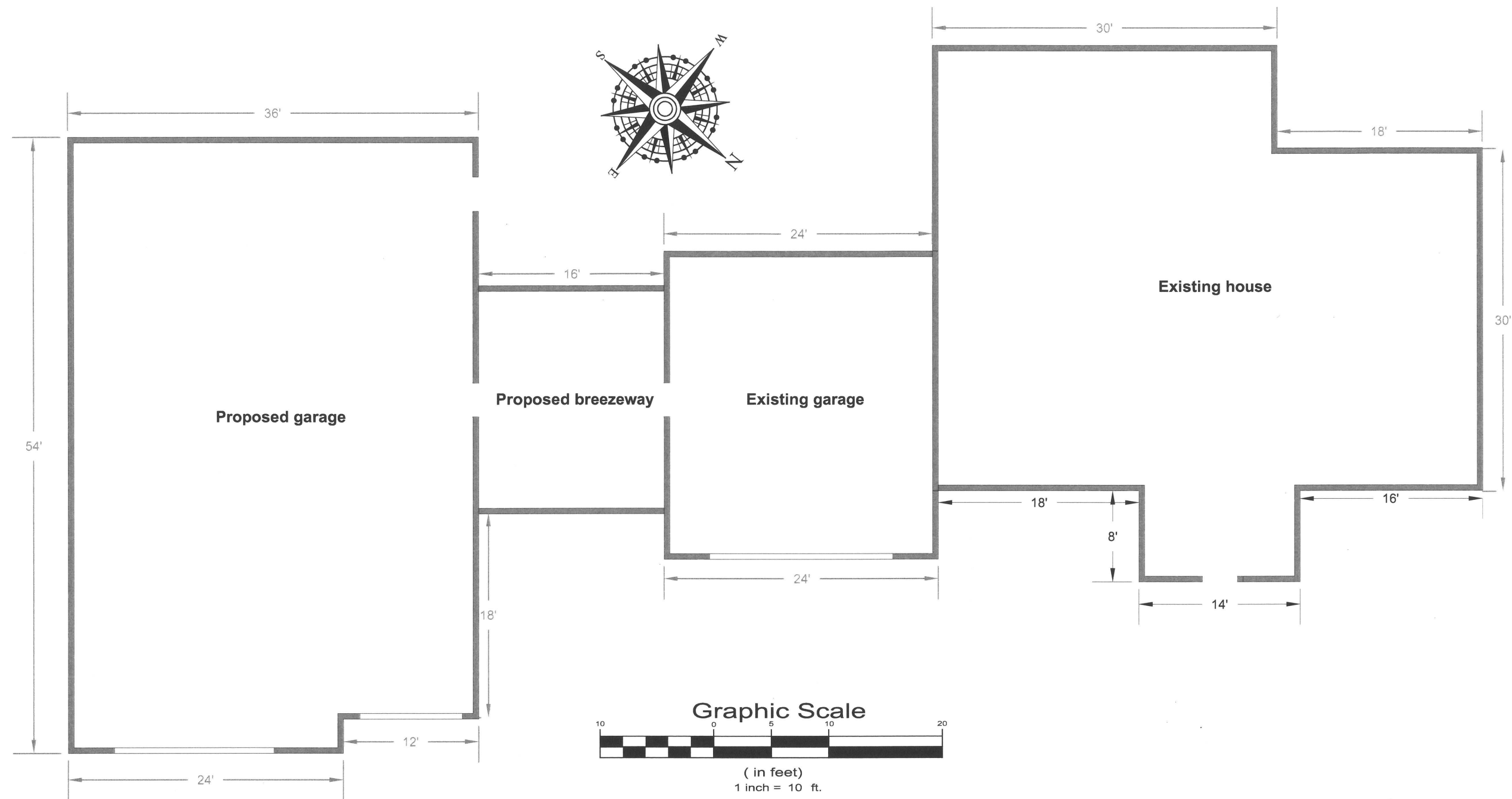
There are eleven properties on South 7th Street near my property that are closer than allowed for set back in accordance with the lot line. Nine of these properties are even closer to the road than I am proposing! Having to build my addition any further back on the lot would make it look out of place in comparison to my neighbors.

Sincerely,

Doug Buchner







Proposed Garage - Buchner Properties

Parcel No. 17-20242-030
 Part of Lot 9, Assessor's Plat of Gov. Lot 1
 SW 1/4 - SW 1/4, Section 8, T15N-R7W
 City of La Crosse, La Crosse County WI
 2704 7th Street S. La Crosse WI 54601



AFFIDAVIT OF PUBLICATION

Lacrosse Tribune
1407 St. Andrew St., La Crosse, WI 54603
(866) 735-5631

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of New Jersey, County of Burlington, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of Lacrosse Tribune, a newspaper at, La Crosse, for county of La Crosse, in the state of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published, therein on the dates listed below.

PUBLICATION DATES:

June. 10 2025

NOTICE ID: f8mUcAtjcBPwErqS7RNU

PUBLISHER ID: COL-WI-101297

NOTICE NAME: BOZA June 2025

Publication Fee: \$99.80

Section: Legals

Category: 0001 Wisconsin Legals

Rachel Cozart

(Signed) _____

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Subscribed in my presence and sworn to before me on this: 06/12/2025

Liza Ortiz

Notary Public

Notarized remotely online using communication technology via Proof.

Notice of Hearing

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Granddad Conference room on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on Tuesday, June 17, 2025:

2691 - An appeal regarding the requirement to provide a 25-foot front yard setback at 2546 7th St. S, La Crosse, Wisconsin. (Referred from May meeting).

2692 - An appeal regarding the requirement that allows only 60 multi-family apartment units above a commercial space at 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th St. N., La Crosse, Wisconsin (Haven on Main project). (Referred from May meeting).

2693 - An appeal regarding the requirement that allows only 9 multi-family apartment units at 518 & 526 10th St. S, La Crosse, Wisconsin (C & C Residences project).

2694 - An appeal regarding the requirement that allows only 29 multi-family apartment units at 413, 417, 423, 425, & 431 West Ave N and 1204 Badger St (Badger West project).

2695 - An administrative appeal of the Zoning Administrator's interpretation of the City of La Crosse Zoning Code, Chapter 115-151 pursuant to Wis. Stat. Section 62.23(7)(e)(7)(b) and La Crosse Municipal Code Section 115-59(1), in regard to permitted and non-permitted uses at 3102 Chestnut Place, La Crosse, WI 54603.

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submitted in writing prior to the meeting and should be submitted to craigsc@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions, call 608-789-7510.

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. <https://us06web.zoom.us/j/88469796524?pwd=OUhNTVE3aXk0ZURqR0daZFZyR0xWUT09> Passcode: BOZA2025 Or Call in (audio only): +13126266799, Meeting ID: 88469796524.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADActylerk@cityoflacrosse.org, with as much advance notice as possible.

Dated this 5th day of June, 2025.

Board of Zoning Appeals

JUNE 17TH 2025

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

2546 7th St S

2546 7th St S

- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet**, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 14.5 feet would need to be granted for this project to proceed as proposed.



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om out

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7TH ST-S

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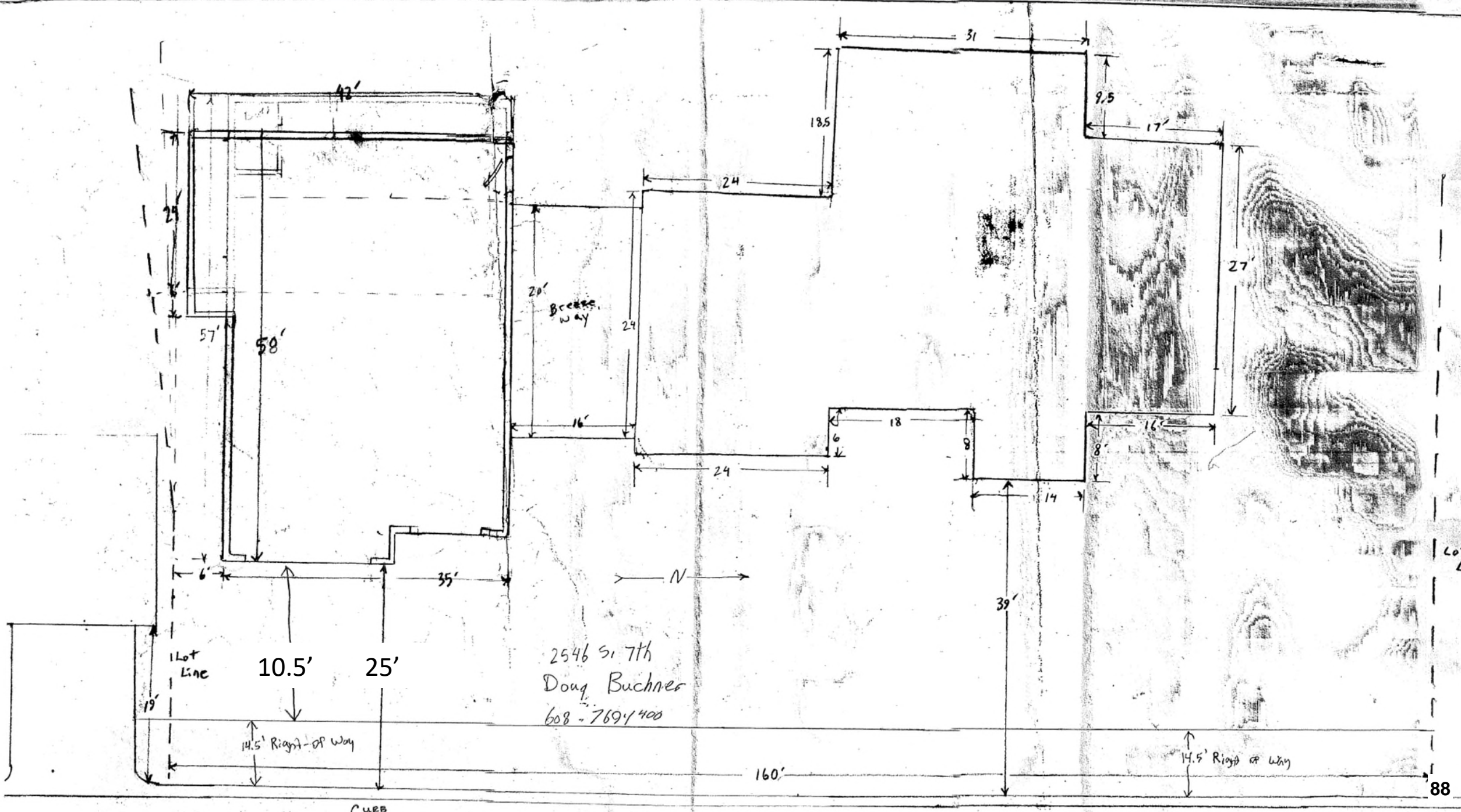
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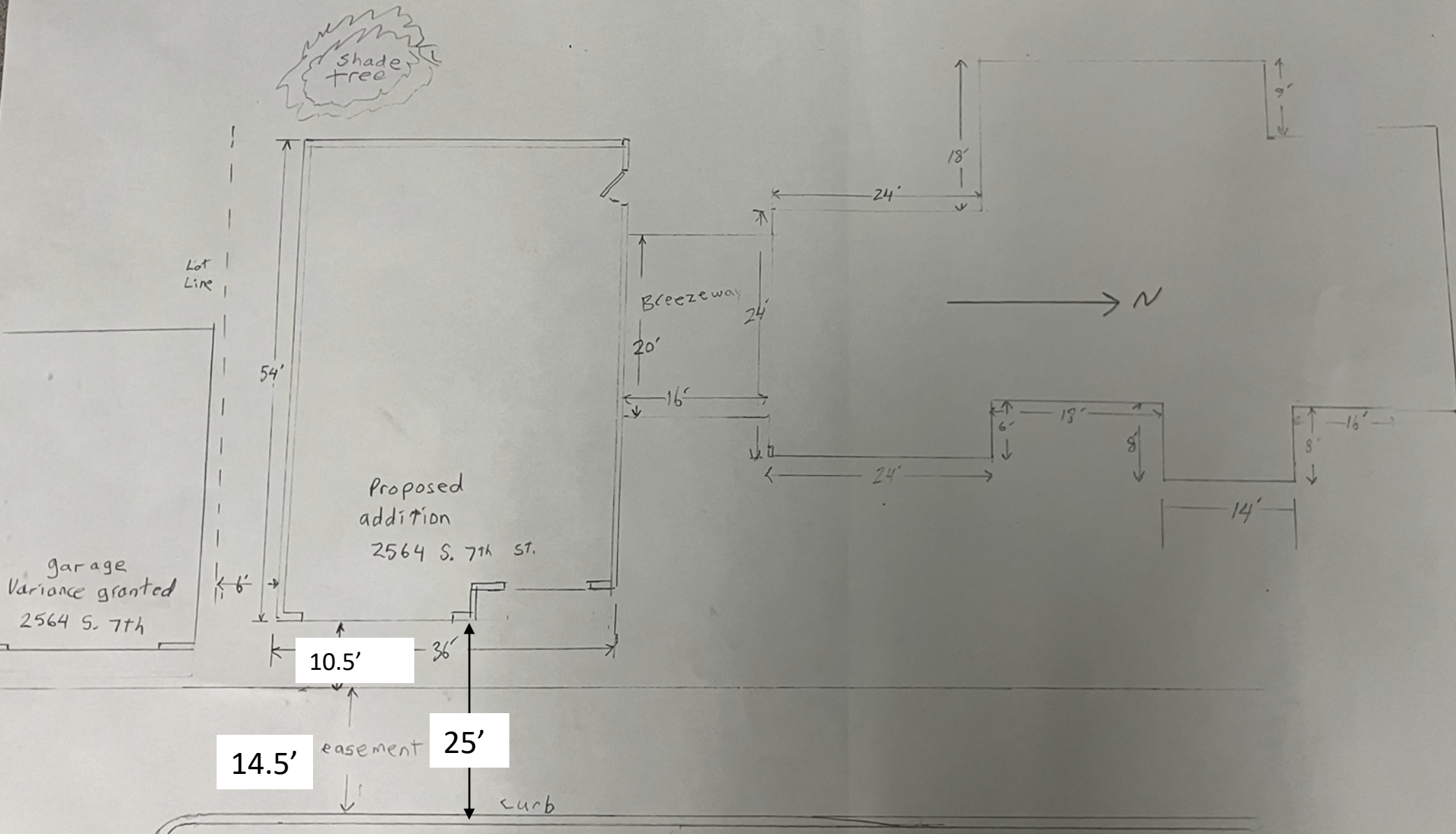
La Crosse County, City of La Crosse | FEMA | La Crosse County | City of La Crosse

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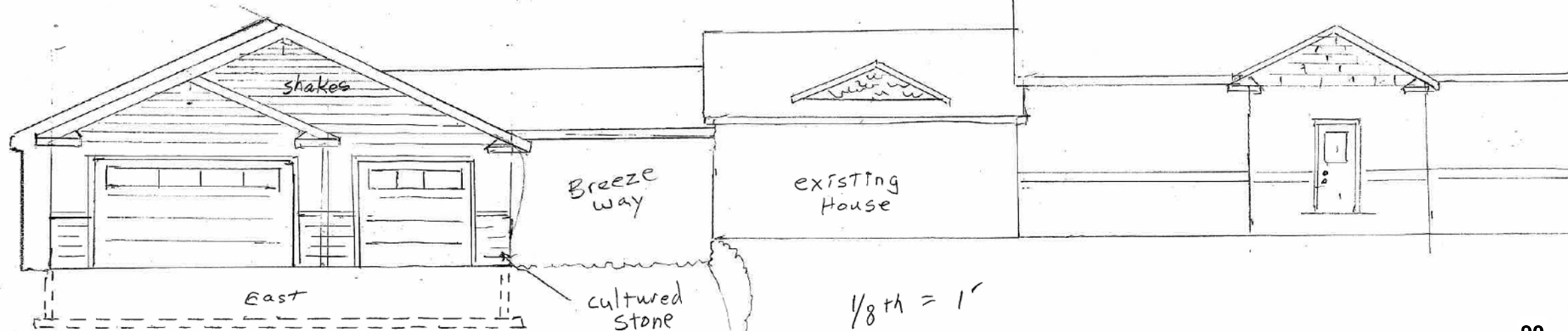
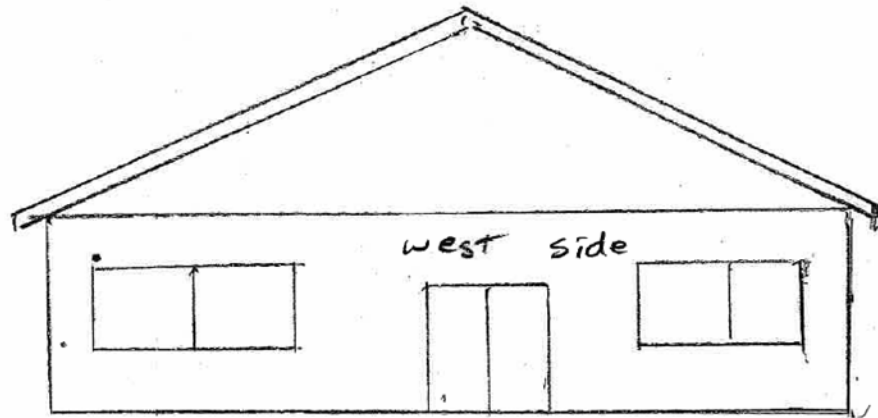
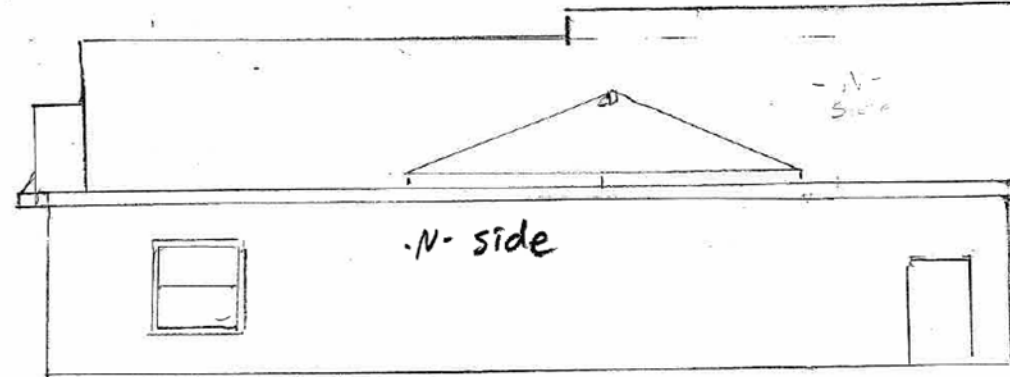
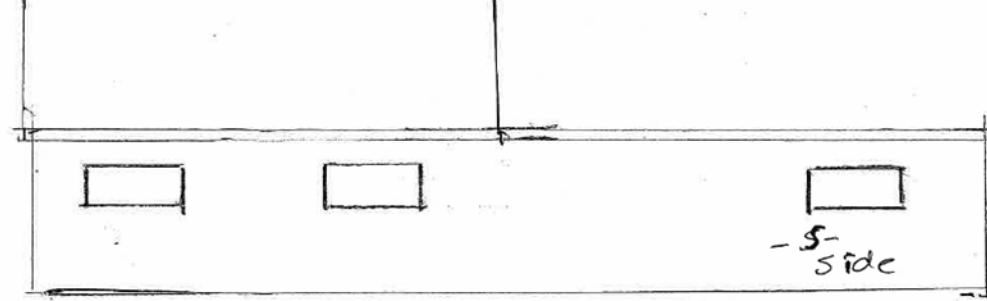


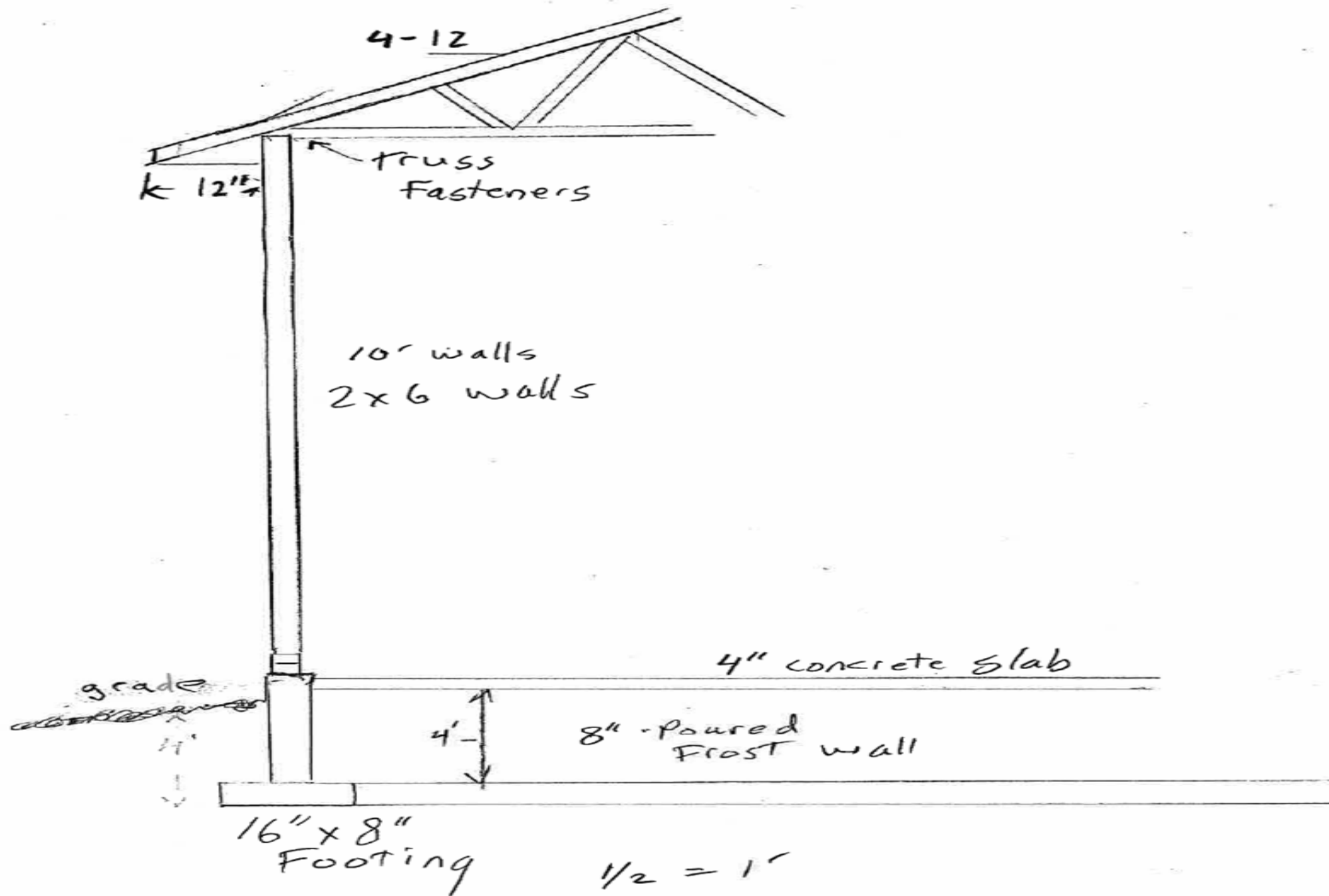






Doug Buchner
608.769.1400
2546 S. 7th





2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.
- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.
- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

915 Main St.

915 Main St

- The applicant has applied for a building permit to construct a 70-Unit multi-family apartment building with commercial space on the main floor that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

b. The number of multi-family units shall be 15—40 dwelling units per net acre.

d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

915 Main St.

- A variance allowing 10 additional apartment units on this 1.25-acre development would need to be granted for this project to proceed as proposed.









915 Main St.

- Unnecessary Hardship. The Council approved the general plan for this property prior to the code changing. The old code would have allowed this project.
- Hardship Due to Unique Property Limitations. There are no unique property limitation as several lots were combined.
- No Harm to Public Interests. There is no harm to the public interest.

518 & 526 10th St S

518 & 526 10th St S

- The applicant has applied for a building permit to construct a 24-Unit multi-family apartment building that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

b. The number of multi-family units shall be 15—40 dwelling units per net acre.

518 & 526 10th St

- A variance allowing 15 additional apartment units on a .219 acre development would need to be granted for this project to proceed as proposed.

30053-160

921

30053-150

30052-110

518

30052-120

526

FERRY ST

10TH ST S

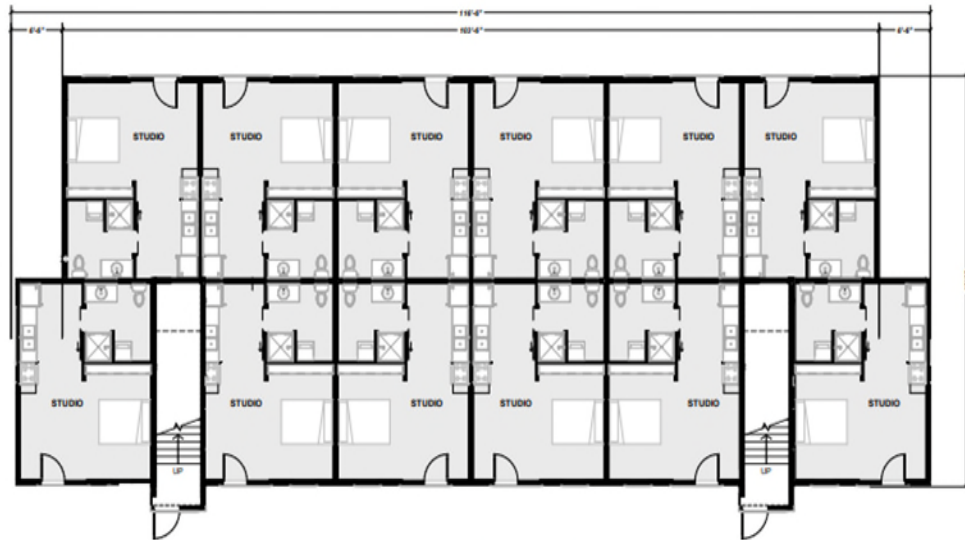
916

105

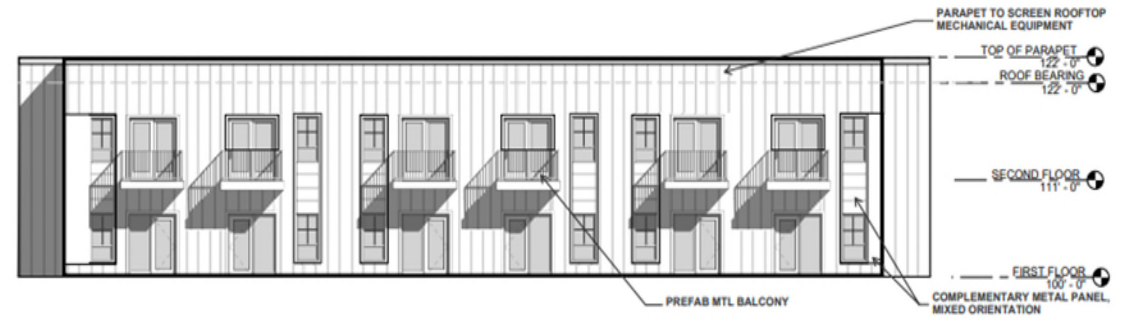




SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



EAST ELEVATION

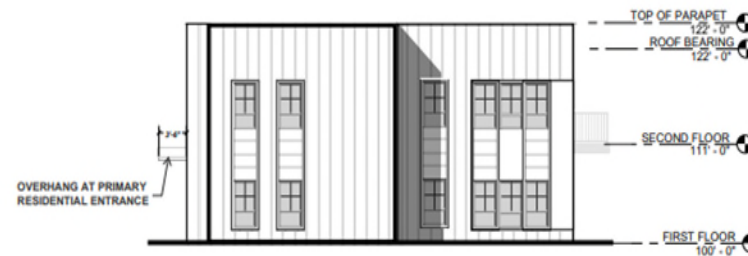
1/8" = 1'-0"

TOTAL ELEVATION AREA = 2,550 SF
TOTAL FENESTRATION REQUIRED = 2,550(2) = 510 SF
TOTAL FENESTRATION PROVIDED = 840 SF



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

TOTAL ELEVATION AREA = 1,130 SF
TOTAL FENESTRATION REQUIRED = 1,130(2) = 226 SF
TOTAL FENESTRATION PROVIDED = 240 SF



NORTH ELEVATION

1/8" = 1'-0"

518 & 526 10th St S

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.
- This variance should not be granted.

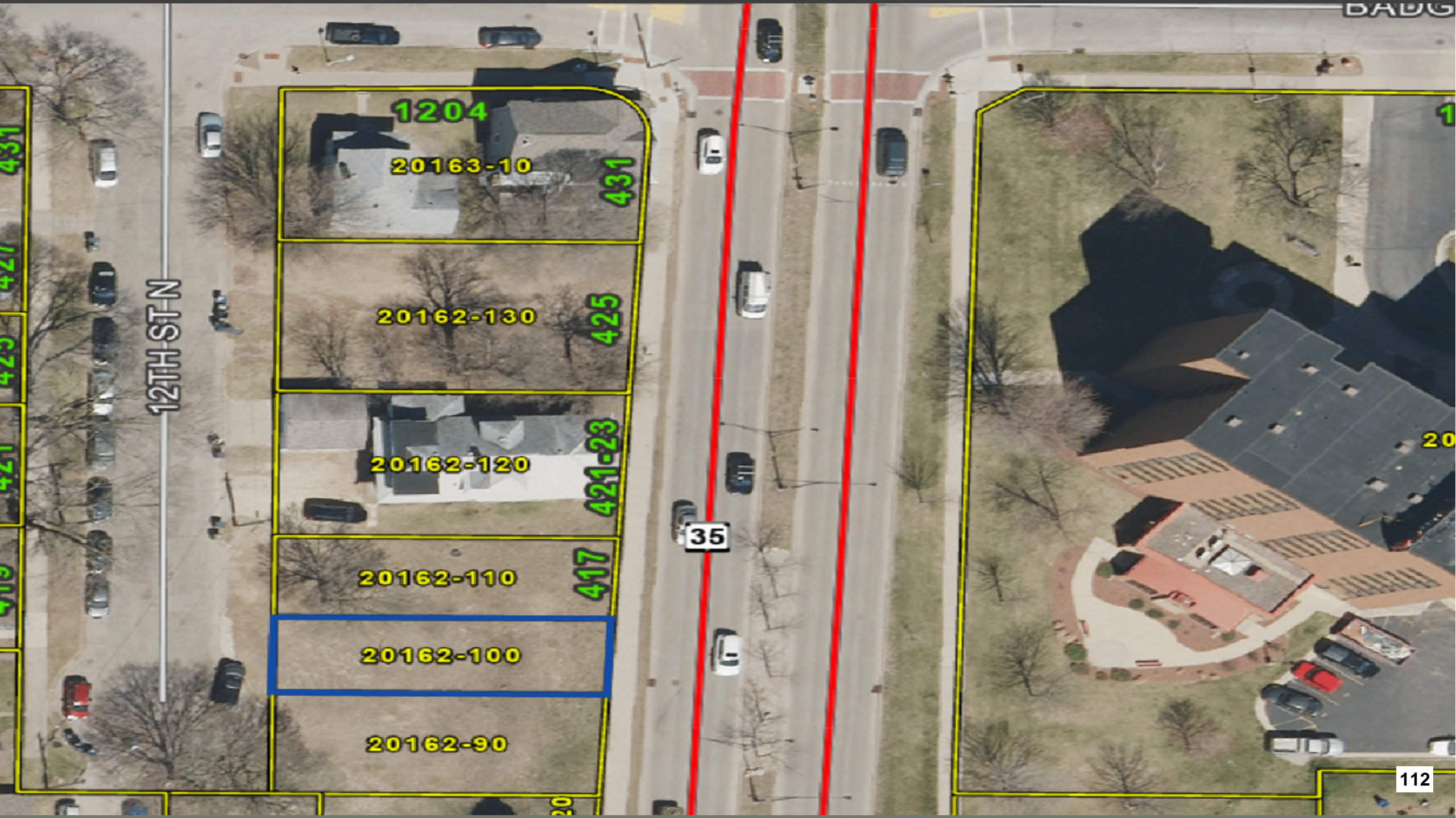
413 West Ave N

413 West Ave N

- The applicant has applied for a building permit to construct a 48-Unit multi-family apartment building that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
 - b. The number of multi-family units shall be 15—40 dwelling units per net acre.**

413 West Ave N

- A variance allowing 19 additional apartment units on a .73 acre development would need to be granted for this project to proceed as proposed.



BADG

12TH ST N

1204

20163-10

431

20162-130

425

20162-120

421-23

20162-110

417

20162-100

20162-90

35

112



WEST

CONTENT



413 West Ave N

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.
- This variance should not be granted.

3102 Chestnut Pl

3102 Chestnut Pl

- The applicant has applied for an administrative appeal of two items.
- It appears one appeal is the determination that an industrial use was approved for a party.
- It appears the other appeal is that a residential/commercial rowhouse was refused.
- No permits have been applied for or permits issued for either of the alleged appeals submitted. The Zoning Administrator feels that for this reason, these appeals shouldn't be heard as no official determination has been made via issuance of a permit or denial letter being supplied.

Board of Zoning Appeals

- This presentation shall be added to the minutes of this meeting.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2695

Agenda Date: 8/18/2025

Version: 1

Status: Tabled

In Control: Board of Zoning Appeals

File Type: BOZA -
Administrative Appeal

Agenda Number:

City of La Crosse Board of Zoning Appeals Administrative Appeal Application

(To be completed by the applicant)

	Name	Address	Phone #	Email
Applicant	WEST COAST DEVELOPMENT LLC	3152 33 RD ST S LA CROSSE WI	608 317-9292	VANAELESTYN@JOE @GMAIL.COM
Property owner, if different				
Contractor, if applicable				

Property Information:

Tax Parcel Number: 17-10315-629 Address: 3102 CHESTNUT PI
LA CROSSE, WI

Legal Description: LOT 6 CSM Vol 20 Page 87 #1819981 plus VACATED ROAD, City of La Crosse

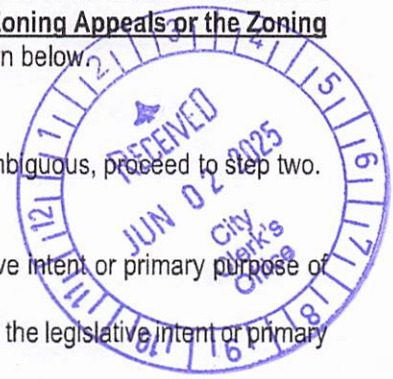
Lot Dimensions and Area: 285' ± x 114' ± feet. = 29,620 sq. ft. Zoning District: COMMERCIAL C-2

The Board of Zoning Appeals reviews and decides cases where there is an alleged error in a zoning decision. And administrative appeal is a legal process provided to resolve disputes regarding decisions made by administrative officials related to zoning. The Board is a quasi-judicial body (meaning it functions like a court) and is not a policy making body and therefore does not have discretionary authority. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific factual situation.

The Board may reverse an administrative determination if the applicant provides evidence showing that the administrator did not meet all the legal standards for that decision. **The burden of proof falls on the applicant, not the Board of Zoning Appeals or the Zoning Administrator.** The legal standards the Board will use to decide on each administrative appeal are shown below.

REVIEW STANDARDS

1. **Is the Ordinance Ambiguous?:** Is the ordinance clear? If so, then use the clear meaning. If ambiguous, proceed to step two.
2. **Determine Intent:** What is the legislative intent or primary purpose of the ordinance?
3. **Plain Meaning:** What is the plain meaning of the words of the ordinance?
4. **Harmonizing:** Give words the meanings that would harmonize their meaning with the legislative intent or primary purpose of the ordinance. Unreasonable interpretation must be avoided.
5. **Conflicting Provisions:** When two provisions conflict, they should be interpreted to give effect to the legislative intent or primary purpose.
6. **No Surplus Language:** Every word and provision should have a meaning and effect. Meaningless words or provisions should be avoided.



By signing below, I certify that the information I have provided in this application is true and accurate. I understand that if I do not provide sufficient evidence to prove the administrator's decision is incorrect, the Board of Zoning Appeals must uphold the original decision of the administrator.

Signed: (Applicant or Agent): _____ Date: _____

Signed: (Owner, if different from applicant): Joseph Van Daele, member Date: 6-1-2025

(To be completed by City Clerk Staff)

Administrative

Appeal #: 2695 Date Filed: 6/2/2025 Filing Fee: 300.00 Date Paid: 6/2/2025

City of La Crosse Board of Zoning Appeals Administrative Appeal Application

Part A: General Information (use additional pages if necessary)

Please provide the necessary background information needed for the property appeal is sought.

1) Current use and improvements of the property:

VACANT LAND, SEWER, WATER PARTIAL CITY STREET + ACCESS Rd.

2) Proposed use of the property and improvements sought:

C-2

3) Description and date of any prior petition for variance, appeal, or special exception:

NONE

4) Description and location of all nonconforming structures and uses on the property:

NONE

Part B: Reason for the Appeal (use additional pages if necessary)

Check the box for the type of administrative decision appealed.

☒ **Zoning district boundary dispute.**

Describe location and districts involved:

ADMINISTRATION APPROVED INDUSTRIAL USE FOR PARTY
ADMINISTRATION REFUSED USE AS residential/commercial Rowhouses

Describe petitioner's boundary location criteria:

Physical Boundary is described by CSM

Describe petitioner's boundary determination:

Physical Boundary is determined + STAKED by CSM

☒ **Ordinance interpretation.**

Municipal Code Section Number(s):

115 - 151

Describe petitioner's interpretation and rationale:

A SUBSTATION OR TBS IS NOT A LISTED PERMITTED USE AND IS
FORBIDDEN. RESIDENCES ABOVE 1ST FLOOR ARE PERMITTED + ARE A RIGHT.

☐ **Administrative decision/measurement/order in dispute.**

Describe the decision, measurement, or order:

Addendum to City of La Crosse Board of Zoning Administrative Appeal Application by West Coast Development LLC of 3102 Chestnut Pl. Zoned C-2, Commercial

I am a huge fan of our second President, John Adams sage advice that "Government should be of Laws, not men." It appears that personalities are driving zoning decisions, not adherence to the written ordinances.

We dispute two rulings by Zoning Administrators on this parcel. The first is a denial of a use that we believe is permitted and a right. The second is permission granted to an interested party for a use that is forbidden.

We have been working to develop this parcel for nearly 3 years. We have collaborated with the City and were granted \$40,000 by the Flood Plain Relief fund. We also collaborated on reducing the excess width of Chestnut Place from 150 to 80 feet, with 35 feet of depth going to us and each of the adjoining neighbors. This resulted in creating additional space for Kwik Trip allowing them to build a medical clinic on their site. Thanks to the genius and expertise of Matt Gallagher, City Engineer. The leadership of Andrea Trane, and the active support of David Reinhart and Tim Acklin.

We intend to continue to work with them to create street connections to the West and Southwest to not only solve transportation issues but to create tax base, if not at this site, then at several others.

The existing zoning code is, to put it politely, difficult, and the City Planner has engaged two expert firms to correct the mess. Those firms have identified, in a memo, (attached) The condition of C-1, C-2, and C-3. C-1 identifies only forbidden uses, (as such it does not allow or permit any use of property so zoned and may be unconstitutional)

The first allowed use in C-2 is " (a) (1) Any use permitted in the Local Business District" C-1. If it said Community Business District C-3 it would make sense but there are no permitted uses in C-1.

C-2 The Commercial District, does allow "(a) (9) mixed use commercial / office uses" and (a) (6) "Dwellings occupied by an owner, operator or manager of a business which are used or intended to be used for living, sleeping, cooking, and eating, providing the dwelling occupies no more than 25 percent of the first floor and the remaining 75 percent or more of such first floor is a commercial use." Tim Acklin said he would not allow said use. We believe it is a right.

While we would prefer to wait until the road is completed to the West for development of a single building on Lot 6 with commercial and interior parking on the first floor and residences above. We could develop the commercial area as additional row houses with front loading garages and offices on the first floor. Either appears to work within

the code. Additional parking for either option would be under the Electrical easement. We request a finding that said use is in fact permitted.

We were approached by Northern Natural Gas (NNG) regarding relocation of their existing 30 foot by 30 foot, Town Border Station (TBS) which is about 220 West of our property. Supposedly they want to relocate it because it is in the Floodway and is inaccessible during high water. The existing site is owned by them, as it contains an enclosed building. Both the City and County require ownership for a building construction. Can't build on an easement. Alternative sites to the West are about the same distance, and are properly zoned Heavy Industrial.

We have a 40 foot parcel that I thought might work. We met with a representative from NNG who immediately started threatening Eminent Domain and Condemnation. We visited the 6 NNG sites identified by the County GIS. All were uniformly ugly and loud and intermittently smelled of gas. The worst was a 14,000 square foot site at 134 Buchner St. It has the fencing and ambiance of a federal high security prison. The representative told us they wanted all 29,000 square feet of lot 6. I didn't want to have anything to do with them and their contractor told me they had another site off Cunningham St.

I hoped we were done with NNG, and decided to check with Tim Acklin on Zoning requirement of Heavy Industrial for NNG and was informed that they had a private, unannounced meeting with NNG and had approved NNG's use on our land. Tim has refused to give us the date or particulars of the meeting. He claims to have seen the plans but did not bother to retain a copy.

There is no doubt in our minds that construction of a NNG facility will destroy the character of the neighborhood and would be a complete taking of our property due to severance damages. No way residential can exist, survive or prosper next to that type facility.

Confusion exists in part to the clause in Section 8-116 (8) & (3) attached, The State Statutes give a lot of control and flexibility to the municipalities. Case Law is very specific.

"A permit issued for a use not explicitly set forth in the zoning ordinances as either a permitted or conditional use is illegal per se and void." 5/30/97 Skelly Oil Co v. Common Council 58 Wis. 2nd 696, 700-01

"The general rule with respect to zoning ordinances is that because the ordinance explicitly enumerated uses permitted within each district, all other uses are necessarily prohibited." Foresight, Inc. v Babl, No. 96-1964 Wis. Ct App. May 6, 1997

The traditional purpose of a zoning ordinance is the separation of incompatible land uses. Zwiefelhofer v. Town of Cooks Valley, 2012 WI 7. I can think of no use more incompatible than this. It is difficult to find a use that is nearly off the charts in regards to

ugly, smelly, loud, and causes ground vibrations, all in one use. This is not a close call. Gas substations are exempt from noise issues. The existing facility makes the interesting sound of two huge pieces of Sheet metal beating against each other in the wind , on a calm day.

A substation is forbidden under C-1 and it certainly does not fit any criteria in C-2. Mr. Reinhart is quoting a non-existent clause as justification, and Tim Acklin professes that if it is not forbidden it is permitted by default. I believe both these interpretations are in error and without basis, and a strict interpretation is warranted in order to meet the stated goals of 1) Public Health, Safety and Welfare, 2) Protection of Investments, 3) Aesthetics.

The NNG representative may have made it sound like they were building a picturesque chapel in the woods, but a drive-by of any of their 6 listed sites would have terminated that rosey picture. The appearance, function are Industrial, Heavy Industrial.

The character of the area will be irreparably damaged while the selection of a site and the necessity has not included contact with the neighbors to the West

The determination by the administrators does not comply with the Comprehensive Plan, page 63, Valley View Mall District (D-12) . Industrial is Unacceptable.

The signage on the facilities indicates that they are hazardous. When a site advertises that it can injure your hearing as well as blow you to bits, you should believe them, and not locate them next to a Daycare Center.

The correspondence with Mr. Acklin has disclosed a concerning issue. He alludes that he did not know if I wanted no part of NNG, or if I wanted to sell to NNG, or if our financial plan was totally reliant on a sale to NNG. Several local developers have told me that by sending prospective buyers to the City or County for a use determination that the buyer was directed to a parcel owned by the City or County. Mr. Acklin disclosed that they proposed several alternative properties to NNG. I take it as another urban legend.

We did put a restrictive covenant on our land following the vacation of part of the street. It prevents a sale to any party that does not pay real estate taxes. This information could have changed the advice by the administrators, but Mr. Acklin refuses to divulge that information as to the date, and he did not contact or ask us.

Our questions of can we rely on what is permitted in the Code and can we rely on what is not permitted in the Code are submitted to your Board for resolution. As Ben Franklin said, " the first duty of citizenship is to question authority." I will add to that *inform authority*. We have put together some advice on how to read zoning codes.

3102 Chestnut

15 messages

Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Thu, Apr 3, 2025 at 10:09 AM

To: "Acklin, Tim" <acklint@cityoflacrosse.org>

We have agreed to use Makepeace on the Plat and H&H and probably the architecture. Thank you for the recommendation, I did not use your name, but referred to "various sources"

Northern Natural Gas is sending an appraiser to look at the property, I presume as part of an Eminent Domain Condemnation. They have not yet told me nor have they given us the required pamphlets, of their intentions. But they are big and don't have to.

Inspection is clear that they can't build on an easement, all of their similar facilities in the City and County are on owned parcels. They are insinuating that they want all of Lot 6 as an easement, that is all of our Commercial land.

They won't release their plans, based upon the area they want, the size and scope are Industrial in nature, and extremely harmful to our project, which pays taxes, theirs doesn't

I believe they require Industrial Zoning and I need to confirm that with you.

I'd love to see Chestnut extended to Hauser and or River Valley Drive. My preference for our Commercial is mixed use. Businesses, Studios, small local Restaurants on the first Floor and Apartments above. Parking under the Xcel easement. I can't provide the specifics required by PDD. The existing zoning provides us with the flexibility that we must have in this volatile atmosphere.

Appreciate your assistance.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Thu, Apr 3, 2025 at 11:06 AM

To: Stephen Trussoni <trussonisteph@gmail.com>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Acklin, Tim <acklint@cityoflacrosse.org>

Thu, Apr 3, 2025 at 2:26 PM

To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>

Hello Joe,

After our conversation with them, and based on the scope and use they stated to us, they could build in commercial zoning. They just can't cross parcel lines.

Tim Acklin, AICP

Deputy Director

Planning & Development

City of La Crosse

400 La Crosse Street



Northern Natural Gas / Zoning

1 message

Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Wed, Apr 9, 2025 at 8:48 AM

To: "Acklin, Tim" <acklint@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew"

<gallagerm@cityoflacrosse.org>, "Reinhart, David" <reinhartd@cityoflacrosse.org>

Bcc: Steve Scheuch <stevescheuch@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Thanks for taking my call last week and stating that all four of you believed the zoning on Lot 6, Commercial, C-2, allowed a TBS. If I wanted to sell to them,

I would be appreciative, and I suspect they probably alluded to that as well, but I assure you I don't want them anywhere near us or our neighbors.

NNG currently has a facility about 200 feet west of us, that I believe was zoned Heavy Industrial when they purchased it, the lot is 30 x 30. They represented that they wanted to move because the site is subject to flooding and not always accessible. We have a small site west of the City's 30 ft. utility easement that could have been a replacement.

When I realized they would not be improving the noise, I lost interest in serving them. They came back wanting not a thousand square feet but all of lot 6 which they figured at 25,000 square feet. We visited their facility at 134 Buchner, zoned Heavy Industrial.

That site is about 14,374 square feet, roughly half the size of their proposed facility. I don't know what they propose, because we haven't seen their plans. They don't want to show them to me, and you didn't get a set. So I don't know what you approved.

My guess is that you didn't walk around their Buchner site because if you had, there is no way the sounds emitted and the smell, and the visual insult would have screamed "Heavy Industrial" But only if we have to have it somewhere. It is just a half step below the Brewery....odor wise.

A big part of the City's job is to retain employers. I never mentioned to Kwik Trip that the City was considering using the DOT land next to us and behind their Daycare center as a campground for the homeless. I found out from the DOT. I don't think the parents who use that facility are going to look kindly on their babies being exposed to noxious fumes, from NNG, an outfit, who doesn't give a damn.

When I thought I was done with NNG, I spoke to someone from there and was informed they had another site on Cunningham. I believe it is at the end of the street on the north side, far enough away from even other Industrial neighbors, but maybe not. It probably is more expensive for NNG.

I listened to the March 31 video and downloaded the memo from MSA / Lamb. (attached) It is wonderful to have the paid experts finally clarify the C-1, C-2, and C-3 zoning. I believe it substantiates our position.

Every Listing, every sale, every appraisal, in every jurisdiction in our market area requires me to investigate the zoning and the subject's compliance with the allowed use. It is basic to valuation, and so far no lawsuits.

When I was on the City's Zoning and Housing Study Group, we had Pat Houlihan, City Attorney, readily available to answer questions, and Judge Montiban. Required resources.

It has taken me a long time to Trust, but the collaboration is proof positive that you have earned my trust. And I have Emotional Intelligent geniuses to reinforce that fact. This is just a bump.

We don't have the inclination to fight City Hall, and our pockets aren't deep enough to fight NNG and their owner, Warren Buffit. If you guys really want NNG in that location, and they are willing to pay what it's worth, I'll do it. But I want some other land to build workforce housing.

Joe Van Aelstyn,

Broker, General Appraiser

608-317-9292

vanaelstyn.joe@gmail.com

From: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Sent: Thursday, April 3, 2025 10:09 AM
To: Acklin, Tim <acklint@cityoflacrosse.org>
Subject: 3102 Chestnut

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

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Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Wed, Apr 16, 2025 at 9:16 AM
To: "Acklin, Tim" <acklint@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>

Tim, I need you to elaborate completely on that issue. What I know about zoning indicates that they can only build in Heavy Industrial. The Code is crystal clear on that issue. We have visited similar facilities located in Heavy Industrial area, and that truly is indicated as the appropriate zone. There is no way residential can exist near that facility.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Acklin, Tim <acklint@cityoflacrosse.org> Wed, Apr 16, 2025 at 11:16 AM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Reinhart, David" <Reinhartd@cityoflacrosse.org>

Hello Joe,

I am not sure what more to add.

Based on what Natural Gas stated was the use and what would be there, it was our interpretation, it would be permitted in OUR C2-Commerical zoning district.

Other communities may not permit that in Commercial zoning and restrict it only to Industrial zoning.

The facilities you visited may be different in some way, but if that are the same they would be permitted her in C2-Commerical.

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Wed, Apr 16, 2025 at 12:54 PM
To: "Acklin, Tim" <acklint@cityoflacrosse.org>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Reinhart, David" <Reinhartd@cityoflacrosse.org>
Bcc: Cornelia Van Aelstyn <corry.nextgen@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>

Tim, Thanks for the response. It doesn't explain or clarify, but it was reasonably prompt.
I know you've had difficulty with the Code, but C-2 as written, does not require interpretation. It states clearly and succinctly , " No building shall be hereafter erected.....except for the following uses: " It continues to list 14 uses, none of which include Natural Gas substations or TBS use. If it ain't on the list, it is excluded from the party, can't get in, don't belong. It has to go to a different party, like one hosted by Heavy Industrial, or Public Utility. The Code appears to be ministerial not discretionary.

Please show me where and how you made the determination of " it would be permitted in **OUR** C2-Commerical zoning district." , I can't find it, maybe I just missed it. The Zoning code is not just your enforcement tool, it is also the protection of us land owners and our neighbors, as well as the City. Please show me!!

I took Corry and Steve Trussoni to 134 Buchner for a tour of NNG facility yesterday, 4/15. Corry walked the perimeter capturing the sights and sounds with her Iphone. Her reaction was "NO WAY in hell are we building anything near this" It is loud, but this time the odor was minimal. We spent almost 3 years on this project, and it is being destroyed by your unexplained and unjustified judgement, letting them in where they don't belong.

I really don't want a hassle Tim. But I think we deserve a detailed explanation. President John Adams said "Government should be of laws, not men" You have given us one man's opinion, yours. I need you to back it up with the pertinent law. If it is not there then I expect you to retract your permission to NNG.

If you insist on their placement on our Lot 6, Trade us out. You deal with the neighbors.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]



Tim.pdf
6200K

Reinhart, David <Reinhartd@cityoflacrosse.org>

Wed, Apr 16, 2025 at 1:47 PM

To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Acklin, Tim" <Acklint@cityoflacrosse.org>

Mr. Van Aelstyn,

In the Commercial District, the code does state that the 14 items are permitted.

115-151. (a) (1) Any use permitted in the Local Business District.

In the Local Business District, it states that any use is permitted, except for what is listed. The use explained by Natural Gas would not be prohibited under 115-149.

Sec. 115-149. - Local Business District. | Code of Ordinances | La Crosse, WI | Municode Library

This should clarify the City's interpretation of this issue.

If you have any questions, feel free to contact me.

Thanks,

David Reinhart

Chief Building Inspector

Building & Inspections

400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

[Quoted text hidden]

Acklin, Tim <Acklint@cityoflacrosse.org>

Wed, Apr 16, 2025 at 2:09 PM

To: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>

Joe,

I would also like to respond to your last line of your email:

"If you insist on their placement on our Lot 6, Trade us out. You deal with the neighbors."

- 1. Not once have we ever insisted on this use at this location.
- 2. Our preferred use is tax base, which you were proposing.
- 3. This was conveyed to Natural Gas when we (myself, Matt Gallager, David Reinhart) met with them about their desire to relocate and expand their existing facility.
- 4. In fact, we spent a good deal of the meeting trying to identify other sites for them that were not your properties.
- 5. They were the ones stating that your property was the best location for them.
- 6. Our first response to them after that statement was that they needed to work with you, as the landowner, on that option.
- 7. The impression I had gotten from them was that had already began communicating with you and would continue to do so.
- 8. The meeting ended with us informing them , should they reach an agreement with the landowner, about processes/existing conditions associated with their project. (zoning, design review, csm, etc)

OUR PREFERRED USE OF THE SITE IS TAX BASE WHICH WE STATED TO THEM, NOT WHAT THEY ARE PROPOSING.
I WOULD APPRECIATE IT IF YOU WOULDD STOP INSINUATING THAT WE ARE SUPPORTING THEIR PROJECT AND ANY EFFORTS TO ACQUIRE YOUR PROPERTY.

-
Thank you.

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com> Wed, Apr 16, 2025 at 6:02 PM
To: "Reinhart, David" <Reinhartd@cityoflacrosse.org>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Acklin, Tim" <Acklint@cityoflacrosse.org>
Bcc: Cornelia Van Aelstyn <corry.nextgen@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>

David, thank you for your response but I cannot find any permitted uses in the Local Business District. There are 28 uses that are prohibited, or as stated in the 115-149 "no building or land shall be used.....for any of the following uses:"

Where does it state in the code as you stated "In the Local Business District, it states that any use is permitted, except for what is listed. The use explained by Natural Gas would not be prohibited under 115-149. " I cannot find that section that allows any use except for what is listed, please copy and paste if it exists. I can't find it.

The Compliance section clarifies the issue of permitted.

Sec. 115-4. - Compliance.

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TO OF
SECTION SECTIONS

Except as hereinafter provided, the following provisions shall apply to this chapter:

- (1) Use. No building shall be erected, reconstructed, or structurally altered, nor shall any building or land be used for any purpose other than is permitted in the district in which such building or land is located without full compliance with the terms of this chapter.

I don't see any permitted uses in 115-149. I do appreciate your attention to the issue, but I can't find the portion you referenced.

Thanks

Joe Van Aelstyn,

Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Reinhart, David <Reinhartd@cityoflacrosse.org> Thu, Apr 17, 2025 at 6:51 AM
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Trane, Andrea" <tranea@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Acklin, Tim" <Acklint@cityoflacrosse.org>

a. *Scope and use regulations.* This section applies to the Local Business District. In the Local Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:

Thanks,

David Reinhart

Chief Building Inspector

Building & Inspections

400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

From: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Sent: Wednesday, April 16, 2025 6:02 PM
To: Reinhart, David <Reinhartd@cityoflacrosse.org>
Cc: Trane, Andrea <tranea@cityoflacrosse.org>; Gallager, Matthew <gallagerm@cityoflacrosse.org>; Acklin, Tim <Acklint@cityoflacrosse.org>
Subject: Re: 3102 Chestnut

*** **CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. ***

David, thank you for your response but I cannot find any permitted uses in the Local Business District. There are 28 uses that are prohibited, or as stated in the 115-149 "no building or land shall be used.....for any of the following uses:"

Where does it state in the code as you stated "In the Local Business District, it states that any use is permitted, except for what is listed. The use explained by Natural Gas would not be prohibited under 115-149." I cannot find that section that allows any use except for what is listed, please copy and paste if it exists. I can't find it.

The Compliance section clarifies the issue of permitted.

Sec. 115-4. - Compliance.

[Share Link to section](#) [Print section](#) [Download \(Docx\)](#) of sections [Email section](#) [Compare versions](#)

[Quoted text hidden]

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
To: "Reinhart, David" <Reinhartd@cityoflacrosse.org>

Thu, Apr 17, 2025 at 9:21 AM

OK, Where is it otherwise provided? Copy and Paste, please. There are NO PERMITTED uses in 115-149.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Acklin, Tim <Acklint@cityoflacrosse.org>
To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>

Thu, Apr 17, 2025 at 9:46 AM

Joe,

Dave has already explained this and pasted what it states.

C1-Local Business states what you can't do, by default that means if it is not listed it is permitted.

We will not be continuing any further email debate.

Thank you.

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
To: Steve Scheuch <stevescheuch@gmail.com>, Comelia Van Aelstyn <corry.nextgen@gmail.com>

Fri, Apr 18, 2025 at 7:55 AM

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

----- Forwarded message -----
From: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Date: Thu, Apr 3, 2025 at 10:09 AM
Subject: 3102 Chestnut
To: Acklin, Tim <acklint@cityoflacrosse.org>

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
To: Steve Scheuch <stevescheuch@gmail.com>

Fri, Apr 18, 2025 at 7:56 AM

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

----- Forwarded message -----
From: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Date: Thu, Apr 3, 2025 at 10:09 AM
Subject: 3102 Chestnut
To: Acklin, Tim <acklint@cityoflacrosse.org>

[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com>
Draft To: "Acklin, Tim" <Acklint@cityoflacrosse.org>

Mon, Apr 21, 2025 at 11:15 AM

It's not productive to argue over one of the worst zoning codes in the City. You can't or won't show me where and how you based the approval of the proposed use by NNG, except to claim, now, it's by default. That bucket don't hold water.
It's impossible for me to address the issue accurately. Not because of the Code, that part is clear.
I don't know what use NNG proposed to you, and you haven't told me. I don't know what the physical plant will look like because they will not show me and you didn't bother to retain a copy and can't show me.

Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

(no subject)

4 messages

Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Mon, Apr 21, 2025 at 1:41 PM

To: "Acklin, Tim" <acklint@cityoflacrosse.org>, "Reinhart, David" <reinhardt@cityoflacrosse.org>

Cc: "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Bcc: Steve Scheuch <stevescheuch@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>

Tim, I'm not trying to have a debate, I'm just a really very Curious guy looking for some Honesty and Clarity in the Zoning Code. Honesty in the Code means sincerity in the words, free from deception and falsehood. It means adhering to the facts, straightforward, ethical, genuine, reliable. To me clarity is a simple interpretation of what the words mean to a reasonably knowledgeable individual. Some refer to this as a strict interpretation as one would experience in court. The words mean what they say. Nothing more, nothing less.

David stated in his email of April 16, 2025 1:47 PM "in the Local Business District, it states that any use is permitted, except for what is listed". Try as I may, I cannot locate that clause, that wording in that section of the Code. If it is in there, that would allow for a nuclear waste dump. Maybe I just can't read the Code, and that is why I asked for David to copy & paste it. If it is in there I will stand corrected, But You can't enforce the Code on what you wish was in there. Please show me. If it doesn't exist, you need to change your determination.

115-149 under what is forbidden : " Item (16) Electric power plants and substations". Xcel / NSP has part of the existing facility that it operates as a substation and transfer station. Code doesn't say "Electric substation" just "substation" Their name for the Facility is TBS Town Border Station, If it is not a primary station it is sub....

Have any of you guys gone out to the site this spring or this year?

I'm trying desperately to avoid a fight. This inaccurate zoning determination, in my opinion, could cost us 3 years of work and hundreds of thousands of dollars. You have made an official determination, without my consent or even notice of a use for which you have a verbal description, and did not retain the physical plan. I believe the next legislative step would be to Zoning Appeals. please schedule ASAP.

I received an email from NNG that I will forward.

Thank you

Joe Van Aelstyn,

Broker, General Appraiser

608-317-9292

vanaelstyn.joe@gmail.com

Acklin, Tim <acklint@cityoflacrosse.org>

Mon, Apr 21, 2025 at 1:52 PM

To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>, "Reinhart, David" <reinhardt@cityoflacrosse.org>

Cc: "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Joe,

David had pasted it for you already in previous emails However,

Sec. 115-149. - Local Business District.

- a. *Scope and use regulations.* This section applies to the Local Business District. In the Local Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:

It then lists 28 uses.

Tim Acklin, AICP

Deputy Director

Planning & Development

City of La Crosse

400 La Crosse Street

La Crosse, WI 54601

acklint@cityoflacrosse.org

Office: 608.789.7391

From: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Sent: Monday, April 21, 2025 1:41 PM

To: Acklin, Tim <acklint@cityoflacrosse.org>; Reinhart, David <reinhartd@cityoflacrosse.org>

Cc: Gallager, Matthew <gallagerm@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>; Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Subject:

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[Quoted text hidden]

Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Mon, Apr 21, 2025 at 3:04 PM

To: "Acklin, Tim" <acklint@cityoflacrosse.org>

Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Bcc: Steve Scheuch <stevescheuch@gmail.com>, Stephen Trussoni <trussonistephen@gmail.com>

David stated in his email of April 16, 2025 1:47 PM "in the Local Business District, it states that any use is permitted, except for what is listed"

You just wrote "t, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:

Tim, the two are different, the yellow highlighted clause does not contain the phrase "that any use is permitted, except for what is listed" as David claimed. It is not in your highlighted quote as you claim.

There is no "Default clause" that allows every other use. That concept is extremely unique. And it is not contained within the Code. If I missed it please Copy and Paste.

Your Official Determination of allowable uses has enabled NNG to proceed.

What other sites did you present to them?

I don't want to debate this issue, I'm simply asking you to quote, and / or present that part of the Code that you relied on in your official determination. And you have not done that.

I believe, and you have not shown me otherwise, that you are interpreting the Code as you think it to be, not as it actually exists.

Tim, your highlighted quote, does not explain David's quote. I'm sorry if you think it does, but it doesn't. Ask around.

We need to get this resolved, quickly.

Joe Van Aelstyn,

Broker, General Appraiser

608-317-9292

vanaelstyn.joe@gmail.com

[Quoted text hidden]

Acklin, Tim <acklint@cityoflacrosse.org>

Mon, Apr 21, 2025 at 3:09 PM

To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Joe,

I have nothing left to add to this conversation. You know where we stand.

You are welcome to have a different opinion of our determination, but any subsequent conversations will have to occur with a higher power here at City Hall.

Sincerely,

[Quoted text hidden]

We need to get this resolved, quickly.
Joe Van Aelstyn,
Broker, General Appraiser
608-317-9292
vanaelstyn.joe@gmail.com

[Quoted text hidden]

Acklin, Tim <acklint@cityoflacrosse.org>

Mon, Apr 21, 2025 at 3:09 PM

To: Joe Van Aelstyn <vanaelstyn.joe@gmail.com>

Cc: "Reinhart, David" <Reinhartd@cityoflacrosse.org>, "Gallager, Matthew" <gallagerm@cityoflacrosse.org>, "Trane, Andrea" <tranea@cityoflacrosse.org>, Cornelia Van Aelstyn <corry.nextgen@gmail.com>

Joe,

I have nothing left to add to this conversation. You know where we stand.

You are welcome to have a different opinion of our determination, but any subsequent conversations will have to occur with a higher power here at City Hall.

Sincerely,

[Quoted text hidden]



La Crosse County Interactive Map Viewer



-91.2073802 43.8618190 Degrees



Layer List

Property # 17-10315-629

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2025	Real Estate	17-10315-629	246 - CITY OF LA CROSSE	3102 CHESTNUT PL	WEST COAST DEVELOPMENT LLC 3152 33RD ST S LA CROSSE WI 54601 USA

Summary

Property Summary

Parcel #:
17-10315-629

Alt. Parcel #:
75812

Parcel Status:
Current Description

Assessed:
Yes

Taxed:
Yes

Creation Date:
2/12/2025

Historical Date:

Acres:
0.684

Property Addresses

Primary Address

3102 CHESTNUT PL LA CROSSE 54603

Owners

Name	Status	Ownership Type	Interest
WEST COAST DEVELOPMENT LLC	CURRENT OWNER		

Parent Parcels

Parcel Number	Creation Date
17-10315-629	6/19/2024
17-10315-901	1/19/2016

Child Parcels

No Child Parcels were found

Districts

Code	Description	Category
	LA CROSSE COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	BOOK 1	OTHER DISTRICT
	LA CROSSE PO3	OTHER DISTRICT
	SUPERVISOR DISTRICT 2	OTHER DISTRICT

Abbreviated Legal Description

CERTIFIED SURVEY MAP NO. 87 VOL 20 DOC NO. 1819981 LOT 6 & PRT OF VAC CHESTNUT PL LYG N & ADJ TO VAC IN DOC NO. 1827756 SUBJ TO NSP ESMT IN V1522 P226 SUBJ TO ACCESS RESTR IN DOC NO. 1430650 & SUBJ TO ESMT IN DOC NO. 1446731





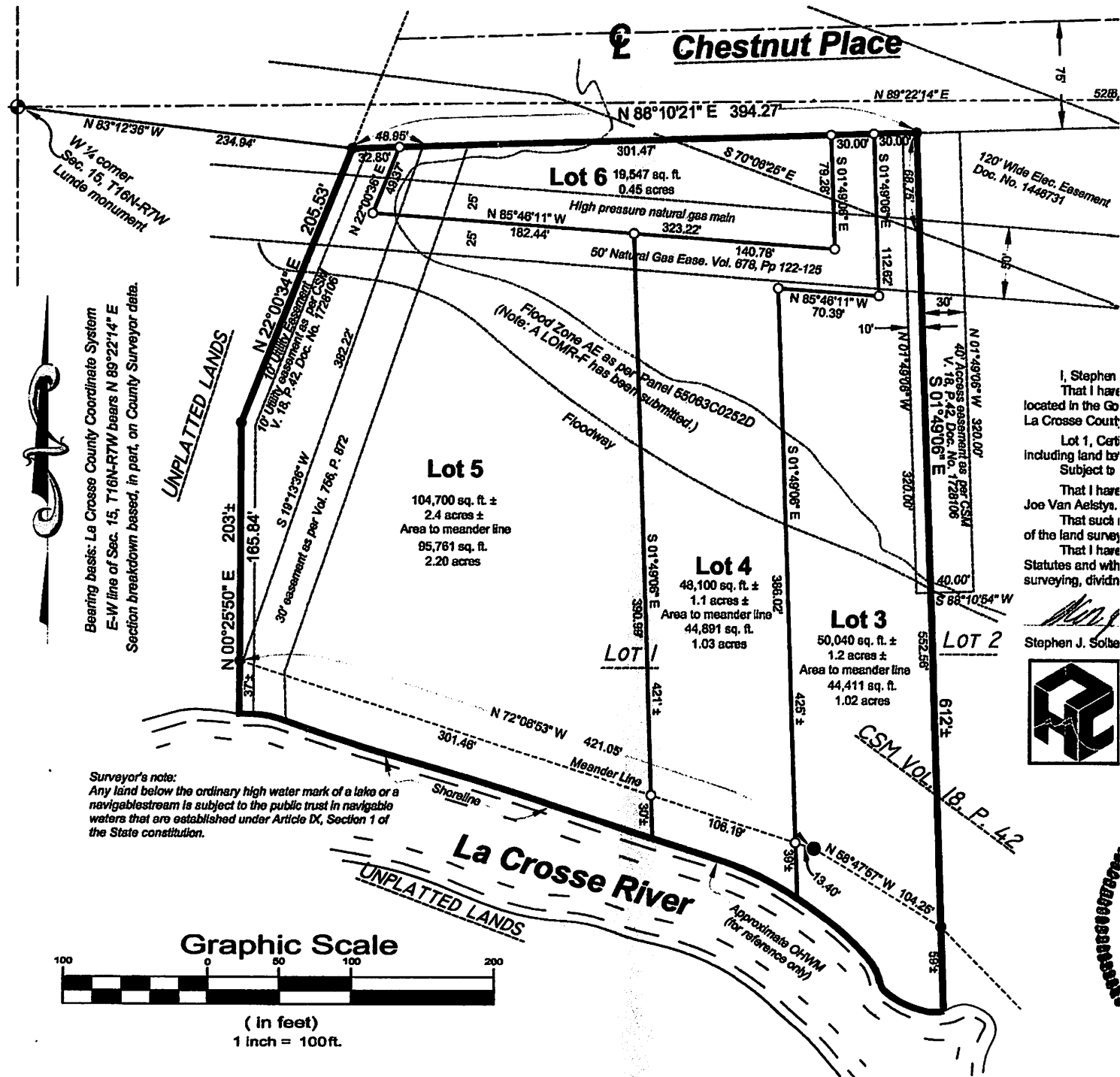
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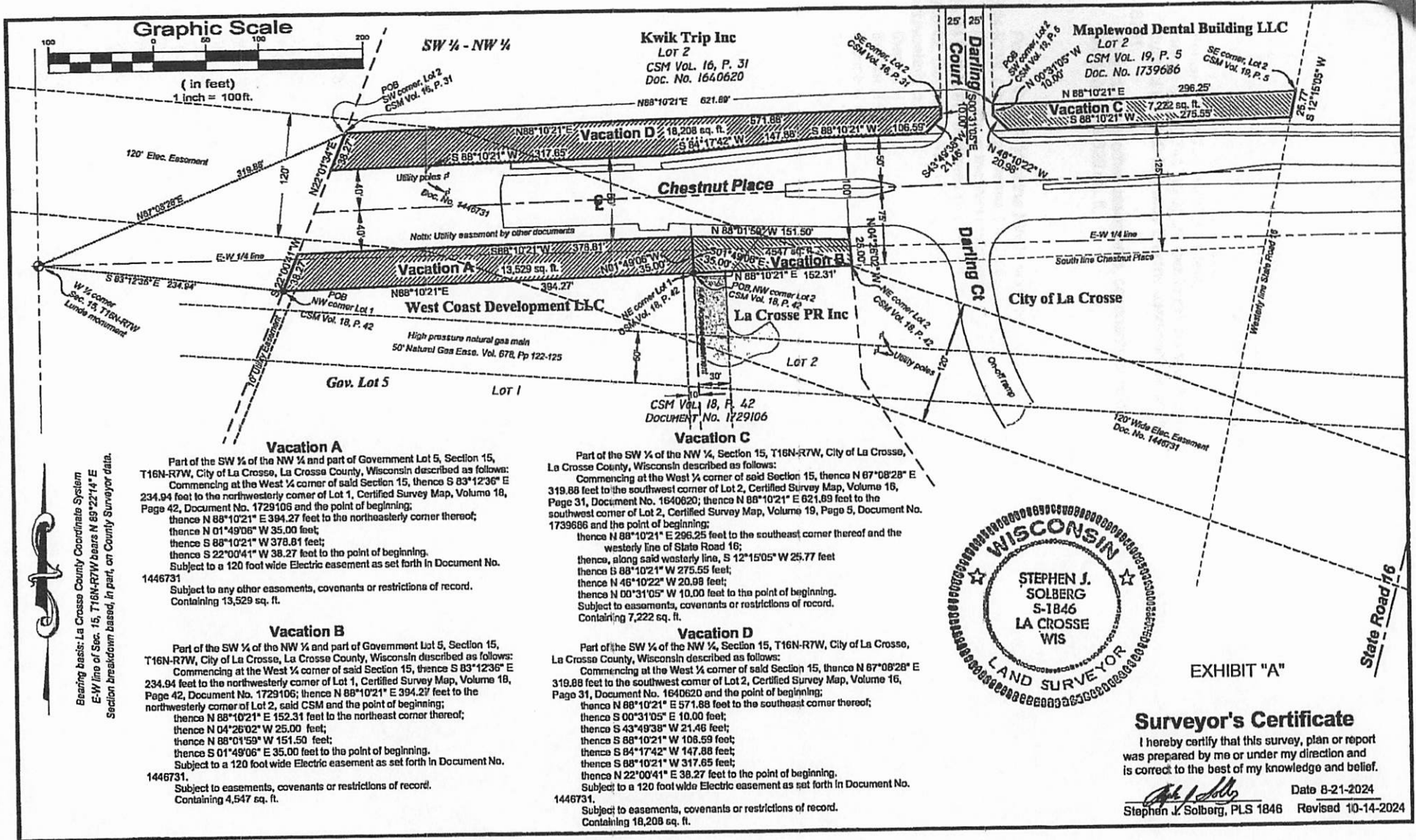
TX:4170394

1819981

LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMASRECORDED ON
05/10/2024 11:04 AM
PAGE COUNT: 2
VOLUME: 20
PAGE: 87

Certified Survey Map

Being all of Lot 1, CSM, Vol. 18, P. 42,
Document No. 1729106Gov. Lot 5, Section 15, T16N-R7W
City of La Crosse, La Crosse County, Wis.



Legal Description of 3102 Chestnut Pl. La Crosse, WI

Certified Survey Map No. 87 Voll. 20, Document No. 1819981 being Lot 6 and part of Vacated Chestnut Place lying North and adjacent to vacation in Document No. 1827756.

Size .684 Acres 29,795 Square Feet.

Sec. 115-149. ~~Local Business District.~~

- (a) *Scope and use regulations.* This section applies to the Local Business District. In the Local Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered, except as otherwise provided in this chapter, for any of the following uses:
- (1) Animal or veterinary hospital or clinic, animal sales shop that includes a kennel where animals are bred or boarded, or stable unless they meet the requirements in Section 115-408.
 - (2) Automobile trucking or transfer service or storage yard.
 - (3) Blacksmith or horseshoeing shop.
 - (4) Bottling works, except breweries, wineries, distilleries as permitted in Subsection 115-150(a).
 - (5) Building materials yard or warehouse.
 - (6) Cabinet making or carpenter shop.
 - (7) Carpet or rug cleaning employing more than 12 persons on the premises.
 - (8) Cigar manufacture, employing more than five persons on the premises.
 - (9) Cement or lime warehouse.
 - (10) Cleaning or dyeing establishment employing more than 12 persons on the premises.
 - (11) Coal, coke or wood yard.
 - (12) Cold storage warehouse.
 - (13) Commission house or wholesale produce business.
 - (14) Contractor's storage yard or plant.
 - (15) Dairy, wholesale.
 - (16) Electric power plant or substation.
 - (17) Enameling, painting, plating, japanning, shellacking or lacquering shop.
 - (18) Hatchery or pigeon raising.
 - (19) Ice plant or storage of more than five tons capacity.
 - (20) Laundry employing more than five persons on the premises.
 - (21) Machine shop, tin shop, sheet metal shop, plumbing shop, welding shop, or pattern shop employing more than three persons on the premises.
 - (22) Monument works employing more than three persons on the premises.
 - (23) Any kind of manufacture or treatment, other than personal service shops, or the manufacture or treatment of products purely incidental to the conduct of a retail business conducted on the premises.
 - (24) Any use excluded from the Light Industrial District, except the following uses:
 - a. Dwellings above the first story.

- b. Crematories provided the crematory is odorless and smokeless and meets all applicable local, State and Federal laws and regulations.
 - c. Dwellings occupied by an owner, operator, or manager of a business which are used or intended to be used for living, sleeping, cooking, and eating, provided the dwelling occupies no more than 25 percent of the first floor and the remaining 75 percent or more of such first floor is a commercial use.
 - d. Dwellings below the first story occupied by an owner, operator or manager of a business located in the building which are used or intended to be used for living, sleeping, cooking, and eating.
- (25) General garages where motor driven vehicles are equipped, repaired, hired, sold, or stored unless meeting the requirement in Section 115-412.
- (26) Recycling Centers, unless they meet the definition and requirements of Chapter 10, Article XII.
- (27) Used car lot.
- (28) Parking lots, unless the parking lot is an accessory use to a primary structure on the same lot.
- (b) *Height regulations.* No building hereafter erected or structurally altered in the Local Business District shall exceed 45 feet or three stories in height.
- (c) *Area regulations.*
- (1) *Side yards.* In the Local Business District no side yard shall be required except as follows:
 - a. Buildings erected for dwelling purposes exclusively shall comply with the side yard regulations of the residence district.
 - b. Where a lot abuts upon the side of a lot in the Residence District or Multiple Dwelling District, there shall be a side yard of not less than six feet in width.
 - c. Every side yard that is provided where not required by these regulations shall be not less than six feet in width except that the Fire Chief may allow a side yard setback between zero feet and six feet if it is determined that said setback shall not jeopardize fire safety.
 - (2) *Rear yards.* On every lot in the Local Business District, there shall be a rear yard having a depth of not less than 20 feet.
 - (3) *Outer courts.* In the Local Business District, no outer court abutting upon the side of an adjoining lot shall be less than six feet in width and no outer court not abutting upon an adjoining lot shall be less than ten feet in width for a court one story in height and 30 feet or less in length. For each additional story of height, the width of every such court shall be increased one foot and for any additional length the width of every court shall be further increased at the rate of one foot in ten feet.
 - (4) *Inner courts.* In the Local Business District, no inner court shall be less than 16 feet in width nor shall the width of any such court be less than one-half of its height.

(5) Lot area per family. Every building hereafter erected or structurally altered in the Local Business District shall be provided with a lot area of not less than 1,000 square feet per family; provided, however, that this regulation shall not apply to , motels, hotels or apartment hotels, where no cooking is done in any individual room, suite or apartment; provided, however, this requirement of having a lot area of not less than 1,000 square feet per family shall not pertain to high density residential units in the Central Business District defined as the area between Cameron Avenue, the Mississippi River, the La Crosse River and Seventh Street.

(d) *Vision clearance.* The vision clearance of this district shall not be less than ten feet, determined by measuring ten feet each way from the corner lot at the street intersection on each street lot line; provided, however, upon review by the City Traffic Engineer and approval by the Board of Public Works, a vision clearance of less than ten feet may be approved for high density residential properties located in the Central Business District defined as the area between Cameron Avenue, the Mississippi River, the La Crosse River and Seventh Street once it has been reviewed by the City Traffic Engineer and approved by the Board of Public Works.

(Code 1980, § 15.08; Ord. No. 5091, § II, 5-9-2019; Ord. No. 5270, § II, 12-18-2023; Ord. No. 5322, § XI, 1-9-2025)

Sec. 115-150. - Community Business District.

(a) *Scope and use regulations.* This section applies to the Community Business District. In the Community Business District, no building or land shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this chapter except for the following uses:

- (1) Business and professional offices.
- (2) Clubs and lodges.
- (3) Financial institutions.
- (4) Hotels and motels.
- (5) Newspaper offices.
- (6) Plazas and observation decks.
- (7) Private indoor recreation and cultural facilities.
- (8) Public passenger transportation terminals such as heliports, bus and rail depots.
- (9) Public recreation and cultural facilities.
- (10) Radio broadcasting studios.
- (11) Residences above the first story.
- (12) Restaurants and other places serving food or drink.
- (13) Retail and personal or business service establishments.
- (14) Swimming pools.

- (15) Television broadcasting studios.
- (16) Theaters.
- (17) Public buildings.
- (18) Conditional or permitted uses as provided in article VII of this chapter.
- (19) Multiple dwellings that:
 - a. Meet the off-street parking in accordance with the standards set forth in Section 115-393;
 - b. Contain no less than one dwelling unit for each 400 square feet of land area;
 - c. No part or portion of any multiple dwelling shall be erected, constructed or extended nearer than 20 feet from the front line of any parcel on which it is constructed and that this 20 foot setback shall be entirely graded and sodded or seeded between side lot lines to the building face in a manner that will produce an acceptable lawn excepting only such areas as may be required for driveways or walks;
 - d. No part or portion of any multiple dwelling shall be erected, constructed or extended nearer than ten feet to any interior side lot line. The combined total side yards for any interior parcel shall be not less than 30 feet. All side yards shall be entirely graded and sodded or seeded except only such area as may be required for driveways or walks.
- (20) Dwellings occupied by an owner, operator, or manager of a business which are used or intended to be used for living, sleeping, cooking, and eating, provided the dwelling occupies no more than 25 percent of the first floor and the remaining 75 percent or more of such first floor is a commercial use.
- (21) Dwellings below the first story occupied by an owner, operator or manager of a business located in the building which are used or intended to be used for living, sleeping, cooking, and eating.
- (22) Residential living quarters on the ground floor, except for those properties located within the National Register La Crosse Commercial Historic District located in Downtown La Crosse.
- (23) Breweries of fermented malt beverages that include a tasting room with an annual production of less than 1,000 barrels per year. The storage of all items or materials utilized for production shall be in an enclosed building.
- (24) Wineries that include a wine tasting room and are no larger than 5,000 square feet. The storage of all items or materials utilized for production shall be in an enclosed building.
- (25) Distilleries for the production and bottling of distilled beverages that includes a tasting room. The storage of all items or materials utilized for the production of distilled beverages shall be in enclosed building. Must meet all applicable requirements associated with any state and federal licenses and adhere to National Fire Protection Association and International Building Code requirements.
- (26) Printing operations.

(27) Community festival facilities for nonprofit, governmental or commercial events such as, but not limited to, Oktoberfest, Jazzfest, school related events, community music and cultural events, fundraisers, wedding receptions or parties.

(28) Private garages for residents living above the first story meeting the requirements in Section 115-409.

(b) *Height regulations.* No building hereafter erected or structurally altered in the Community Business District shall exceed 160 feet in height.

(c) *Area regulations.*

(1) *Side yards.* In the Community Business District, no side yards shall be required except that every side yard that is provided where not required by these regulations shall be not less than six feet in width.

(d) *Vision clearance.* The vision clearance requirements for this district shall be the same as those required for the Local Business District.

(Code 1980, § 15.09; Ord. No. 5322, § XII, 1-9-2025)

Sec. 115-151. - Commercial District.

(a) *Scope and use regulations.* This section applies to the Commercial District. In the Commercial District, no building or land shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this chapter, except for the following uses:

(1) Any use permitted in the Local Business District.

(2) General garages.

(3) Conditional or permitted uses as provided in Article VII of this Chapter.

(4) Bakeries in which no more than 10,000 square feet are devoted to manufacturing purposes on the premises.

(5) Used car lots.

(6) Dwellings occupied by an owner, operator or manager of a business which are used or intended to be used for living, sleeping, cooking, and eating, provided the dwelling occupies no more than 25 percent of the first floor and the remaining 75 percent or more of such first floor is a commercial use.

(7) Dwellings below the first story occupied by an owner, operator or manager of a business located in the building which are used or intended to be used for living, sleeping, cooking, and eating.

(8) Printing operations.

(9) The staging and interim placement of large, manufactured products prior to shipping, mixed use commercial/office uses and outdoor storage of equipment and materials used for heavy moving. Land shall be maintained in a sightly condition and screened with landscaping and/or fencing.

- (10) Where it abuts R-1 through R-4 zoned property, the following small-scale urban agricultural uses:
- Wholesale/retail sale of produce and bedding plants grown on the premises, where the retail sales area is no larger than 200 square feet;
 - Composting and vermicomposting for greenhouse house use and retail sale;
 - Aquaponics;
 - Educational programs on nutrition, meal planning, growing, preparing and preserving produce; demonstration projects for establishing high-yield, small-space gardens and produce; sustainable building, renewable energy and business practices; or
 - Partnering with licensed incubator kitchens to produce "value-added" products such as sauces from produce grown on the premises.
- (11) Veterinary clinics, animal hospitals, and kennels used for the boarding of pet animals meeting the requirements in Section 115-408.
- (12) Funeral homes and crematories, provided the crematory is odorless and smokeless and meets all applicable local, State and Federal laws and regulations.
- (13) Private garages for residents living above the first story meeting the requirements in Section 115-409.
- (14) Recycling Centers meeting the definition and requirements of Chapter 10, Article XII.
- (b) *Height regulations.* No building hereafter erected or structurally altered in the Commercial District shall exceed 100 feet or eight stories in height.
- (c) *Area regulations.*
- Side yards.* The side yard regulations applicable in the local business district shall also apply in the Commercial District.
 - Rear yards.* On every lot in the Commercial District, there shall be a rear yard having a depth of not less than nine feet; provided, however, that each story of a building used in any part for dwelling purposes shall be provided with a rear yard having a depth of not less than 20 feet. A residential attached or detached garage is permitted in the C-2 Commercial Zoning District on lots that are smaller than 7,200 square feet provided that there is not an existing garage on the lot or parcel and the commercial building has residential dwellings. The size of an attached garage cannot be larger than the footprint square footage of the principal building or structure and a detached garage cannot be larger than 600 square feet. Said garage is required to meet the side yard setbacks under this chapter and cannot be in the front yard setback. There must be a minimum of a six foot rear yard setback for an attached or detached garage and the location of the garage and setbacks must be approved by the City of La Crosse Fire Department.
 - Outer courts.* The outer court regulations applicable in the Local Business District shall also apply in the Commercial District.

- (4) *Inner courts.* In the Commercial District, no inner court shall be less than 16 feet in width nor shall the width of any such court be less than one-third of its height.
- (5) *Lot area per family.* The lot area per family regulations applicable in the Local Business District shall also apply in the Commercial District.
- (d) *Vision clearance.* The vision clearance requirements for this district shall be the same as for the Local Business District.

(Code 1980, § 15.10; Ord. No. 5322, § XIII, 1-9-2025)

Sec. 115-27. - Department responsibilities.

The Department of Planning and Development, and the Fire Department-Division of Fire Prevention and Building Safety is hereby appointed to administer the provisions of this chapter. The Department of Planning and Development, Fire Department-Division of Fire Prevention and Building Safety or Engineering Department shall exercise the following duties and powers:

- (1) Advise applicants as to the provisions of this chapter and assist them in preparing permit applications.
- (2) Issue permits and inspect properties for compliance with this chapter and issue certificates of compliance when appropriate.
- (3) Keep records of all water surface profiles, floodplain zoning maps, floodplain zoning ordinances, nonconforming uses and changes thereto, permit applications, permits, appeals, variances and amendments related to floodplain zoning ordinance.
- (4) Submit copies of any required data, variances, amendments, case-by-case analyses, annual reports, and any other required information to the Department of Natural Resources. An annual summary showing only the number and types of zoning actions taken by the County, City or village shall be submitted to that Department by the Department of Planning and Development, Fire Department - Division of Fire Prevention and Building Safety or Engineering Department.
- (5) Investigate, prepare reports and report violations of the floodplain zoning ordinance to the City Attorney with copies to the appropriate district office of the Department of Natural Resources.
- (6) Submit copies of text amendments and annual reports to the Federal Insurance Administration (FIA) office of FEMA.
- (7) Maintain on file a list of all documentations of certified elevations.
- (8) Notify adjacent communities, the Department of Natural Resources and the Federal Insurance Administration (FIA) office of Federal Emergency Management Agency (FEMA) prior to any alteration or relocation of a watercourse.

(Code 1980, § 15.28(A)(1)—(7), (9); Ord. No. 4911, § I(attch.), 1-14-2016)

Editor's note— Ord. No. 4911, § I(attch.), adopted Jan. 14, 2016, amended § 115-27 and in so doing changed the title of said section from "Department of Planning and Development" to "Department responsibilities," as set out herein.

Sec. 115-31. - Survey; when required.

No building shall be erected, reconstructed, or structurally altered, which, when upon completion of the erection, reconstruction, or alteration, any portion of it shall abut upon a public street, alley, way or ground, unless and until upon application for a permit for such erection, reconstruction, or alteration, the applicant shall furnish a survey made by a qualified land surveyor in sufficient detail to show that the proposed construction will not in any way encroach upon any public lands.

Sec. 8-116. - Zoning Administrator.

The City of La Crosse Fire Department - Division of Fire Prevention and Building Safety is authorized to administer this article and shall have the following responsibilities and powers:

- (1) Approve or conditionally approve permits that do not exceed required height restrictions;
- (2) Inspect any building site or improvement or use of land as required by this article;
- (3) Maintain record of approvals, denials, conditions of approvals, and inspections made, and maintain a complete public record of all proceedings;
- (4) Review and make recommendations to the Council on all zoning map changes and amendments to the text of the article;
- (5) Oversee the functions of all impacted areas by this article;
- (6) Require complete and accurate information necessary to make reasonable evaluations of applications;
- (7) Delegate the responsibilities of administration and enforcement of this article to the City of Onalaska, Town of Onalaska, Town of Campbell, Town of Medary, Village of Holmen, and County of La Crosse provided this article is adopted by the governing body by reference;
- (8) Hear and grant applications for unclassified and unspecified uses, provided that such uses are similar in character to the principal uses permitted in the district;
- (9) Hear and grant applications for temporary uses in any district, provided that such uses are of a temporary nature, do not involve the erection of a substantial structure(s), and are compatible with neighboring uses. The permit shall be temporary, revocable, subject to any conditions required by the Zoning Administrator and shall be issued for a period not to exceed 12 months. Compliance with all other provisions of this article shall be required; and
- (10) Investigate, prepare reports, and report violations of this article to the City Fire Department - Division of Fire Prevention and Building Safety and City Attorney's Office for prosecution.

(Code 1980, § 13.01(F)(1)(a); Ord. No. 4911, § I(attch.), 1-14-2016; Ord. No. 4943, § III, 7-14-2016)



Memo 2

To: City of La Crosse
From: MSA Zoning Code team
Subject: Diagnostic Summary
Date: February 21, 2025 (Residential Districts: pages 1-4)
Date: March 25, 2025 (Commercial & Industrial Districts; Subdivision Regulations: pages 5-9)

The La Crosse Zoning Code is found in Chapter 115 of the Municipal Code and is defined by seven articles and contains the following:

- A total of 211 pages
- 21 districts and 2 overlay districts
- Definitions, penalties, administration, appeals and amendments are found in Articles I and II
- District regulations are found in Article IV; dimensional standards that apply for each district begin on page 26.
- Overlay regulations are defined in Article V.
- A generous list of conditional uses is defined in Article VI that covers 23 pages of address additional standards and regulations. We will provide an additional analysis just focused on conditional uses.
- Article VII cover supplemental regulations including design standards for multi-family housing and commercial uses and the traditional neighborhood development (section 115-403).
- Generally, urban standards (and dimensional requirements) are written out in extended sentences and are often difficult to follow.
- It seems, in general, that most of the residential districts share dimensional standards and regulations subject to different time periods, going back to the 1938 edition of the code.
- The word 'special' is used in the title for the R-3 and R-6 districts but it isn't clear exactly what this means or designates.

Residential

A high level review of the R districts follows; titles are spelled out as they appear in the body of the code.

Agriculture (A-1) and Exclusive Agriculture (EA) Districts

The code includes an Agricultural district and an Exclusive Agricultural district. The A-1 district's purpose is to act as a preserve for future urban development. The Exclusive Ag district is intended to preserve lands for food and fiber production. In either case not many areas/parcels zoned are A-1 or EA; it appears the only active agricultural use is in the southern part of the city along Old Town Hall Rd.

R1 District

Unlike the A-1 and EA districts, the R1 district does not include a direct purpose statement. The R1 Single Family district does allow two-family dwellings provided they were in existence on September 13, 1984 with an odd requirement that a new two family dwelling can replace an existing two family dwelling if it is limited to 2 bedrooms in each unit; no additional bedrooms can be added in any case.

Commercial Districts

There are three (3) commercial districts that are closely related to each other relative to dimensional standards, with distinctions for building heights and certain uses.

- Local Business: C-1
- Commercial District: C-2
- Community Business: C-3

The code is written to identify uses that are not allowed in the C-1; and C-2 and C-3 are written that list what uses are allowed. It appears that the Local Business District (C-1) provides the basis for most commercial uses in the city; any use in this district is also permitted in the Commercial District (C-2). The Community Business (C-3) district is mostly focused on blocks and parcels in the downtown area and includes a more narrow range of uses. All of the commercial districts allow some type of residential use and appear to rely on bulk standards based in the Residence (clarified to refer to the current R2 District) and Multiple Dwelling (the R-5 District) districts.

Conditional uses are coded in Article VI; we will provide an additional analysis just focused on conditional uses.

Local Business C-1

Despite its title this district regulates a broad range of uses throughout the city and also provides the basis for allowed uses in the Commercial district (C-2). The title, which dates back to the 1938 code, may have regulated smaller size commercial parcels and allowed uses more related to neighborhoods in the city at a point in history. Among the dimensional standards are references to 'outer' and 'inner' courts, a very specific outdoor space that we have not found a local example of from our current analysis.

Commercial District C-2

This district functions as the general and 'highway' commercial district throughout the city and as such regulates a wide range of commercial buildings from enclosed malls to small franchise operations to less intensive uses surrounding the downtown core. It regulates large commercial areas like Valley View Mall, in-line and shopping center uses along Hwy 53, commercial uses along Hwy 61 and a number of blocks and partial blocks surrounding the downtown core. The language, unlike language in the C-1 district, defines uses that are allowed Like the Local Business District, C-2 defines regulations for 'outer' and 'inner' courts as well as residential uses.

Community Business C-3

This district is mainly concentrated on the downtown core that is defined by walkable streets, urban storefronts, on-street and structured parking as well as a mix of uses including historic districts and properties.

Page 41 of the code under 'Vision Clearance' refers to properties in the Central Business District (capitalized) and defines a specific boundary (Cameron Ave, Mississippi River, La Crosse St and Sevent St) but there is no Central Business District in the code or zoning map. This appears to be a generic reference but it's capitalized spelling is confusing.

Industrial

There are two industrial districts, Light M-1 and Heavy M-2, both of which operate from a similar set of uses. Both of these districts declare particular uses that are not allowed as a distinction for what is allowed. The Heavy Industrial district includes a majority of the land mapped; Light Industrial zoning tends to be smaller lots and parcels in discrete locations.

Future Land Use

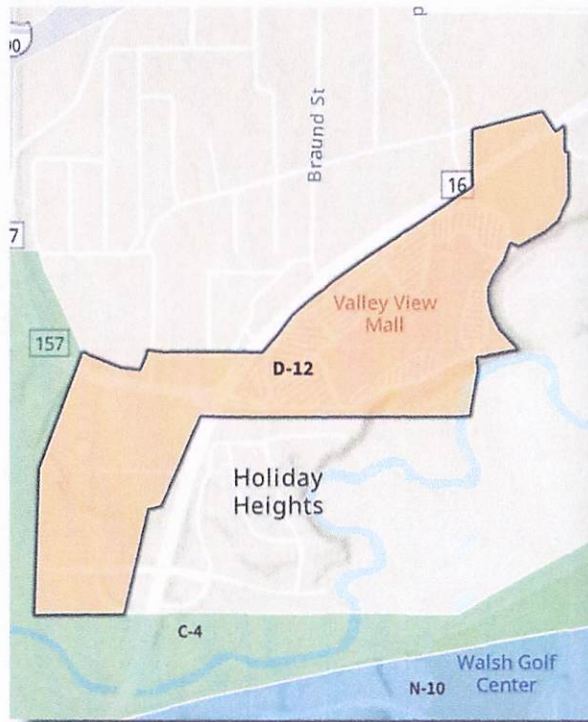
This table summarizes the future land use designations described on the following pages of this chapter.

This table summarizes the future land use designations described on the following pages of this chapter.		Low-Density Residential	Medium-Density Residential	High-Density Residential	Low-Intensity Mixed-Use	High-Intensity Mixed Use	Neighborhood Retail/Commercial	Commercial	Industrial	Institutional	Parks & Open Space	Conservancy, Wetlands, Agriculture
Districts & Corridors	Districts											
	Airport	U	U	U	U	U	D	D	D	A	D	D
	Black River	U	D	D	A	D	D	A	A	A	D	A
	Downtown	U	A	D	A	D	U	D	U	A	D	U
	Gundersen	A	D	D	A	U	D	U	U	A	D	D
	Industrial	U	U	U	U	U	A	U	D	A	A	D
	International Business Park	U	U	U	A	U	U	A	D	U	A	A
	Isle La Plume	U	U	U	U	U	D	A	A	A	D	A
	Mayo Clinic/Viterbo	A	D	A	D	A	D	A	U	A	D	U
	St. James Industrial	U	U	U	U	A	U	A	D	U	A	D
	Trane & Chart	U	D	D	A	D	D	A	A	U	A	A
	UW-La Crosse	U	D	D	A	D	D	U	U	A	D	A
	Valley View Mall	U	A	D	A	D	D	D	U	A	U	U
	Corridors											
	Hixon Forest	A	U	U	U	U	A	U	U	A	D	D
	Highway 14	U	D	D	A	D	D	D	A	A	A	U
	Highway Route 53	A	D	D	A	D	D	D	U	A	A	U
	La Crosse Marsh	U	A	U	A	U	U	A	U	A	D	D
	State Road	U	D	D	D	A	D	D	U	A	A	U

D=Desirable A=Allowable U=Undesirable

D=Desirable A=Allowable U=Undesirable

VALLEY VIEW MALL DISTRICT (D-12)



District Description

The Valley View Mall district is a commercial district that encompasses the mall. This District features expansive surface parking space and large-format retail stores. Anchor retail stores at the mall include Barnes and Noble, JC Penney, and Ulta Beauty, among many other smaller retail stores and chain restaurants.

Vision for Future Land Use

At the time of this Plan's creation, there were several vacant storefronts available for redevelopment at the Valley View Mall. As a retail hub with abundant access to goods and services, there is an opportunity to include high-density residential uses within the district. Any development of this nature should be paired with expanded transportation access both for future residents as well as residents/visitors from outside of the district.

Voices from the community

"Greatly looking forward to the development of Hy-Vee. They offer much more than existing grocery options and would use the mostly currently empty space well"

"There needs to be a movie theatre on this end of town. It could be at the mall (again). There could be an escape room, a museum, more restaurants..."

Existing Uses	Low-Density Residential	Medium-Density Residential	High-Density Residential	Low-Intensity Mixed-Use	High-Intensity Mixed-Use	Neighborhood Retail/Commercial	Commercial	Industrial	Institutional	Parks and Open Space	Conservancy, Wetlands, Agricultural
A	U	A	D	A	D	D	D	U	A	U	U

Board of Zoning Appeals Standards – for Administrative Appeal

The Board of Zoning Appeals functions like a court, and must follow State laws and local zoning ordinances. The Board of Zoning Appeals cannot change or ignore any part of the zoning ordinance or State laws, but must apply the laws as written.

The Board may only grant an administrative appeal if the applicant provides evidence showing that they meet **all** of the legal standards for that decision. The burden of proof falls on the variance applicant, not the Board of Zoning Appeals. The legal standards the Board will use to decide on an administrative appeal are shown below.

REVIEW STANDARDS

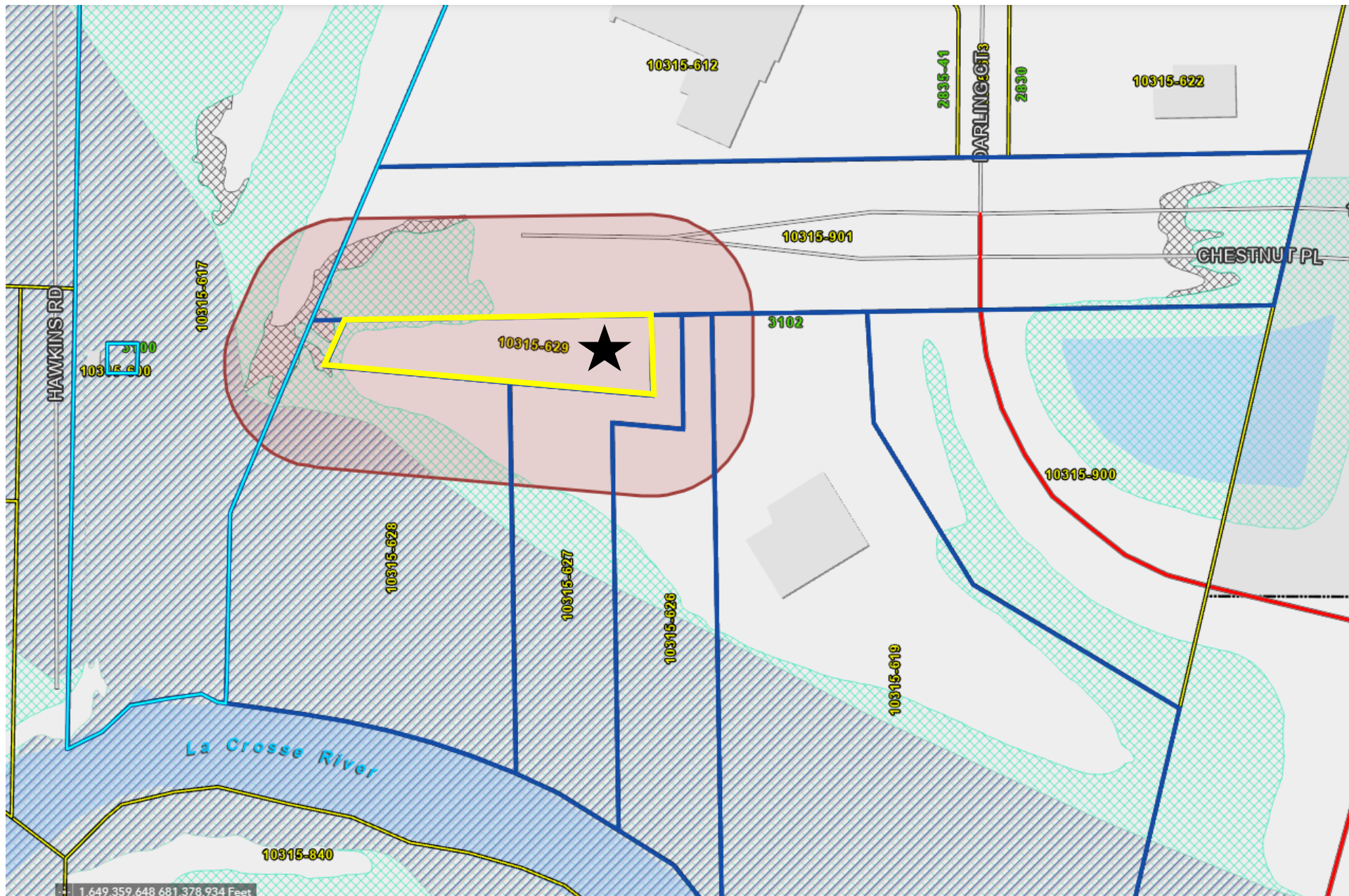
- ☐ 1. **Is the Ordinance Ambiguous?** Is the ordinance clear? If so, then use the clear meaning, If ambiguous, proceed to step two.
- ☐ 2. **Determine Intent.** What is the legislative intent or primary purpose of the ordinance?
- ☐ 3. **Plain Meaning.** What is the plain meaning of the words of the ordinance?
- ☐ 4. **Harmonizing.** Give words the meanings that would harmonize their meaning with the legislative intent or primary purpose of the ordinance. Unreasonable interpretation must be avoided.
- ☐ 5. **Conflicting Provisions.** When two provisions conflict, they should be interpreted to give effect to the legislative intent or primary purpose.
- ☐ 6. **No Surplus Language.** Every word and provision should have a meaning and effect. Meaningless words or provisions should be avoided.

Board of Zoning Appeals Procedure Handout – for Administrative Appeal

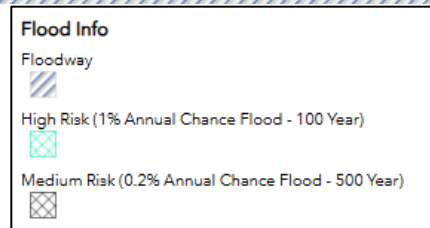
- 1) You, or someone speaking on your behalf, should arrive at 4:00 p.m. for the meeting even if you are not listed first on the agenda.
- 2) Neighbors within 100 feet of the property will receive a copy of the meeting notice. They may appear before the Board to speak for or against your appeal or they may write a letter in support of your appeal or against your appeal and submit it to the City Clerk's office. You may contact your neighbors and share your proposal with them so they are aware.
- 3) The Board will have received a copy of the materials you have submitted. Any presentation to the Board is limited to written materials, diagrams and photographs. No electronic devices for presentations will be allowed. This restriction does not apply to the presentation by Building & Inspections. Public hearings before the Board may be limited to ten (10) minutes for the proponents, ten (10) minutes for the opponents and a three (3) minute rebuttal for each side. The Board reserves the right to extend these time limits as it determines.
- 4) The applicant has the burden of proof to demonstrate that there was an error in the administrative decision.
- 5) If the Board grants your appeal, after you receive your letter of the Board's decision, you may apply for your building permit. The letter will be mailed to you within a week, after the meeting has taken place.

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10315-617	STATE OF WISCONSIN DOT	STATE ROAD 157	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10315-619	LACROSSE PR INC	3130 CHESTNUT PL	PO BOX 282	WATERLOO WI 53594
17-10315-626	WEST COAST DEVELOPMENT LLC	CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-627	WEST COAST DEVELOPMENT LLC	CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-628	WEST COAST DEVELOPMENT LLC	CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601
17-10315-901	CITY OF LACROSSE	CHESTNUT PL	400 LA CROSSE ST	LA CROSSE WI 54601
Applicant	WEST COAST DEVELOPMENT LLC	3102 CHESTNUT PL	3152 33RD ST S	LA CROSSE WI 54601

Properties within 100 feet of 3102 Chestnut PL



Properties within 100 feet of 3102 Chestnut Pl.



AFFIDAVIT OF PUBLICATION

Lacrosse Tribune
1407 St. Andrew St., La Crosse, WI 54603
(866) 735-5631

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

State of New Jersey, County of Burlington, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of Lee Enterprises, publishers of Lacrosse Tribune, a newspaper at, La Crosse, for county of La Crosse, in the state of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published, therein on the dates listed below.

PUBLICATION DATES:

June. 10 2025

NOTICE ID: f8mUcAtjcBPwErqS7RNU

PUBLISHER ID: COL-WI-101297

NOTICE NAME: BOZA June 2025

Publication Fee: \$99.80

Section: Legals

Category: 0001 Wisconsin Legals

Rachel Cozart

(Signed) _____

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Subscribed in my presence and sworn to before me on this: 06/12/2025

Liza Ortiz

Notary Public

Notarized remotely online using communication technology via Proof.

Notice of Hearing

Notice is hereby given that the Board of Zoning Appeals will hear the following variance appeals in the Granddad Conference room on the first floor of City Hall, 400 La Crosse Street, at 4:00 p.m. on Tuesday, June 17, 2025:

2691 - An appeal regarding the requirement to provide a 25-foot front yard setback at 2546 7th St. S, La Crosse, Wisconsin. (Referred from May meeting).

2692 - An appeal regarding the requirement that allows only 60 multi-family apartment units above a commercial space at 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th St. N., La Crosse, Wisconsin (Haven on Main project). (Referred from May meeting).

2693 - An appeal regarding the requirement that allows only 9 multi-family apartment units at 518 & 526 10th St. S, La Crosse, Wisconsin (C & C Residences project).

2694 - An appeal regarding the requirement that allows only 29 multi-family apartment units at 413, 417, 423, 425, & 431 West Ave N and 1204 Badger St (Badger West project).

2695 - An administrative appeal of the Zoning Administrator's interpretation of the City of La Crosse Zoning Code, Chapter 115-151 pursuant to Wis. Stat. Section 62.23(7)(e)(7)(b) and La Crosse Municipal Code Section 115-59(1), in regard to permitted and non-permitted uses at 3102 Chestnut Place, La Crosse, WI 54603.

Property owners affected by an appeal may appear either in person, by agent, or by attorney, and may express their written approval of or objection to the granting of the appeal by filing a letter in the office of the City Clerk, or in lieu thereof may, upon oath, testify thereto. Written comments are encouraged to be submitted in writing prior to the meeting and should be submitted to craigsc@cityoflacrosse.org, dropped in a drop box outside of City Hall, or mailed to the City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions, call 608-789-7510.

The Board of Zoning Appeals meeting is open for in-person attendance and will also be conducted through video conferencing. <https://us06web.zoom.us/j/88469796524?pwd=OUhNTVE3aXZkdDZURqR0daeFZyR0xWUT09> Passcode: BOZA2025 Or Call in (audio only): +13126266799, Meeting ID: 88469796524.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADActylerk@cityoflacrosse.org, with as much advance notice as possible.

Dated this 5th day of June, 2025.

Board of Zoning Appeals

JUNE 17TH 2025

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

2546 7th St S

2546 7th St S

- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet**, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 14.5 feet would need to be granted for this project to proceed as proposed.



2-50

om out

20242-60

2534

20242-80

2540

20242-86

2546

20242-90

2575

20242-10

2564

2568

20242-110

20242-120

20242-130

2574

20243-10

2580

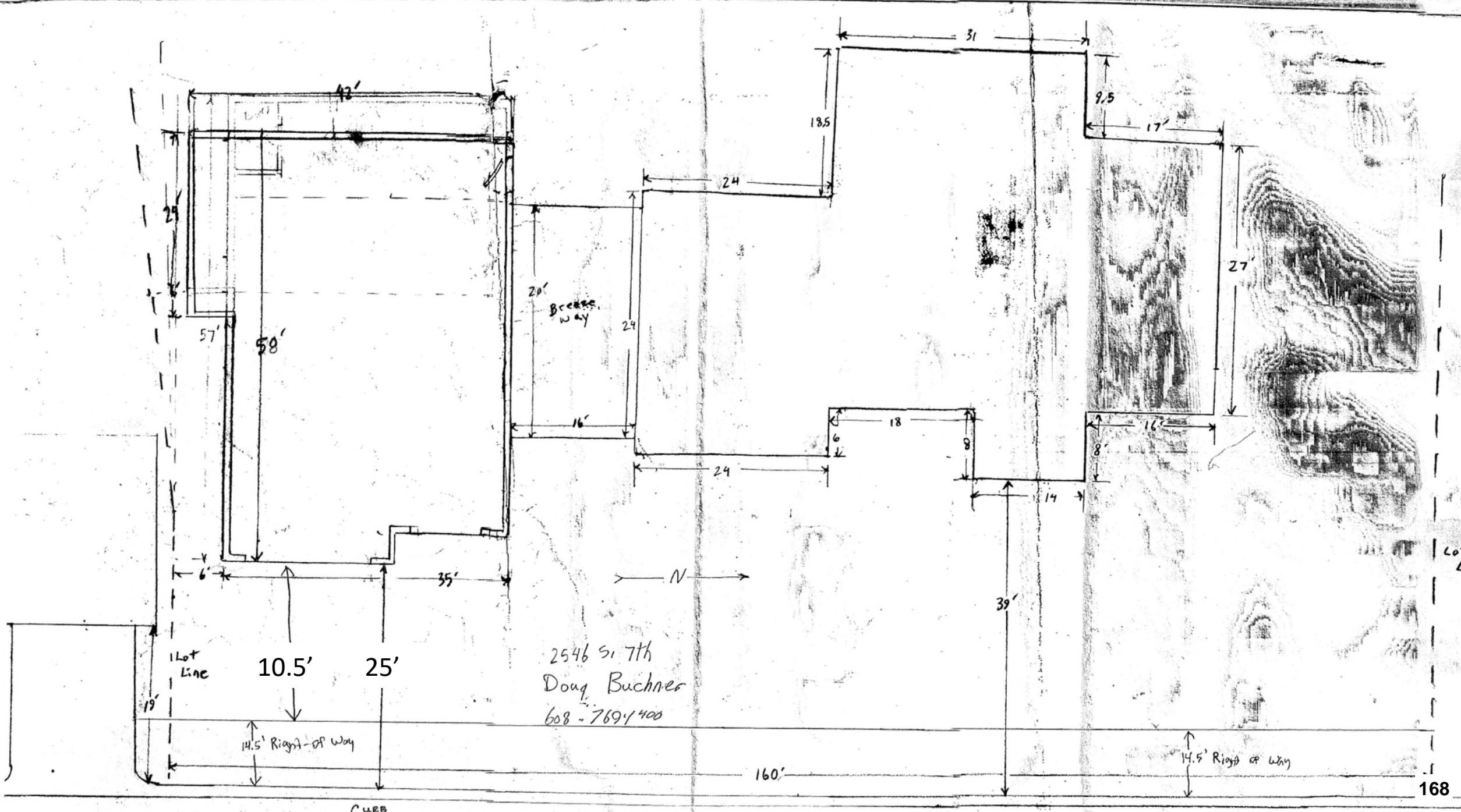
7TH ST-S

30 60ft

1,638,963.510 653,557.996 Feet

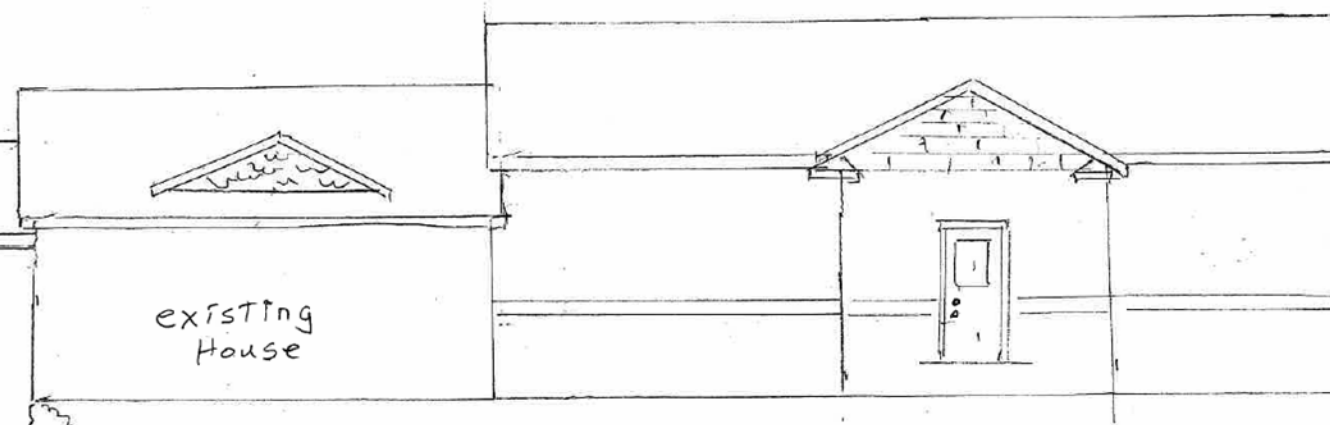
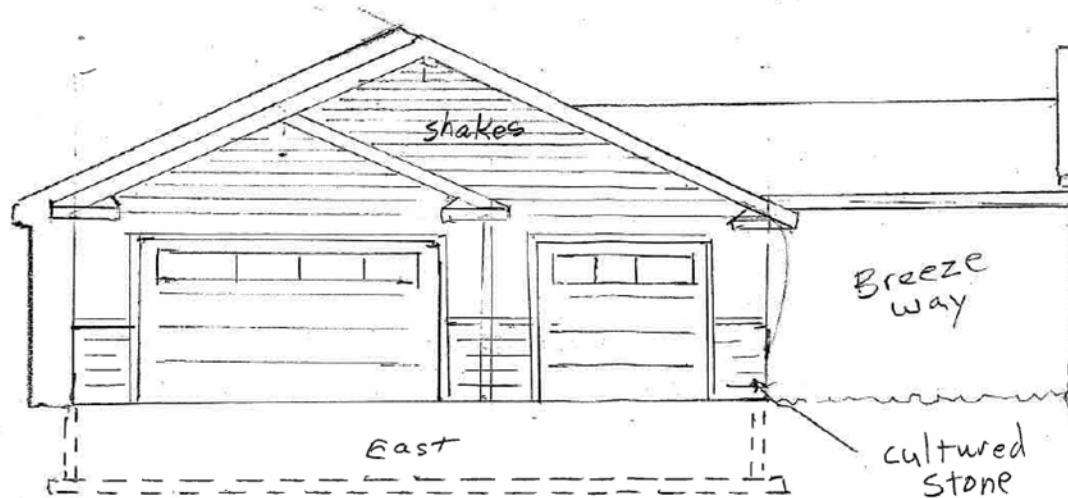
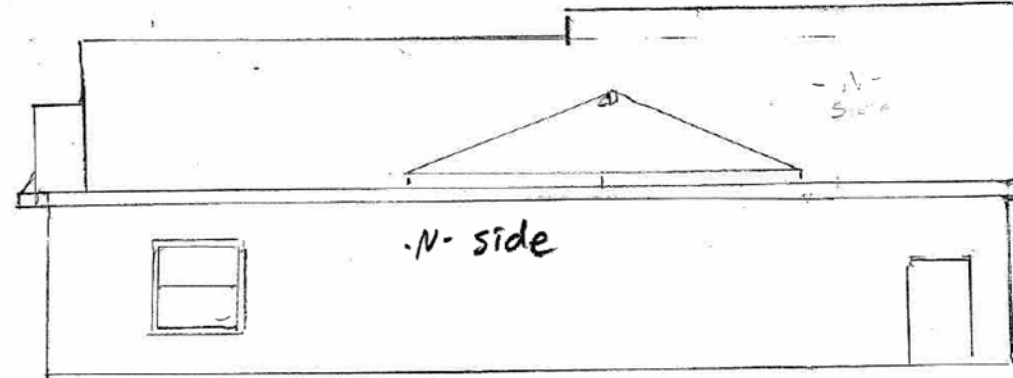
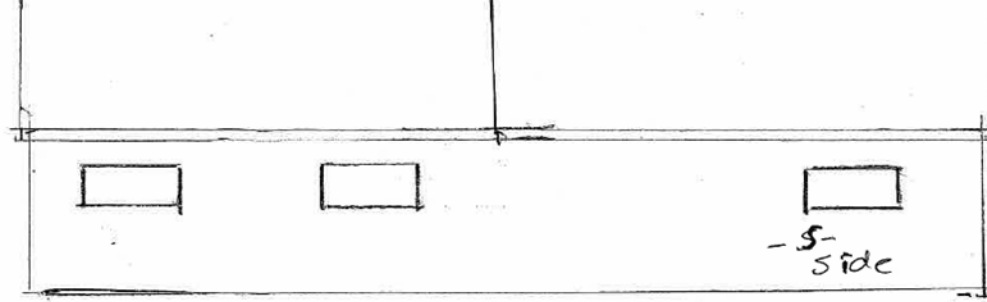
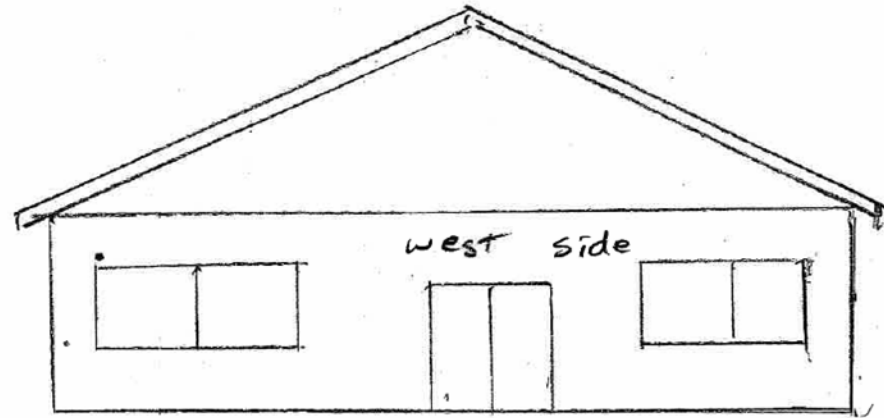




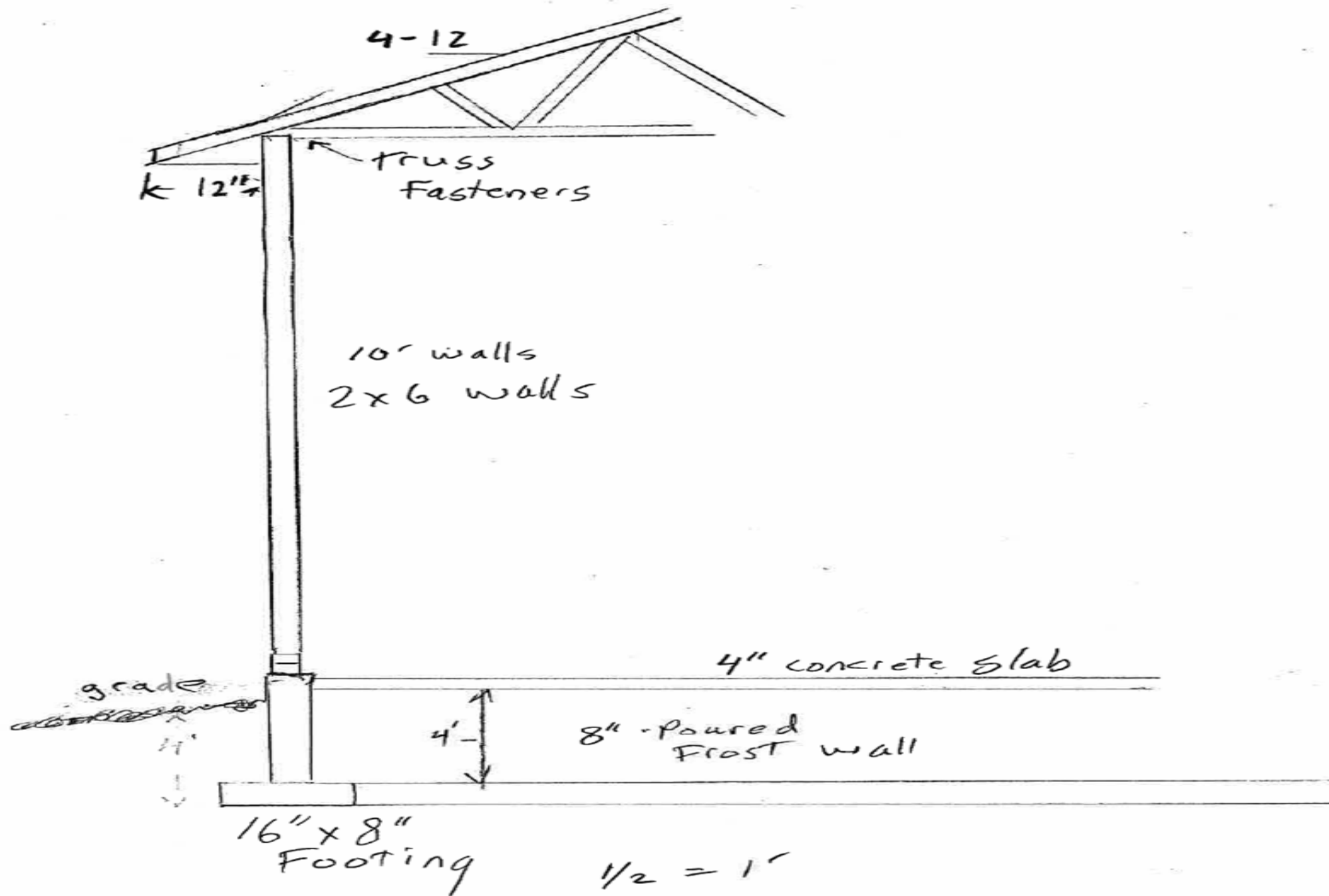




Doug Buchner
608.769.1400
2546 S. 7th



$\frac{1}{8}th = 1'$



2546 7th St S

- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.
- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.
- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

915 Main St.

915 Main St

- The applicant has applied for a building permit to construct a 70-Unit multi-family apartment building with commercial space on the main floor that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

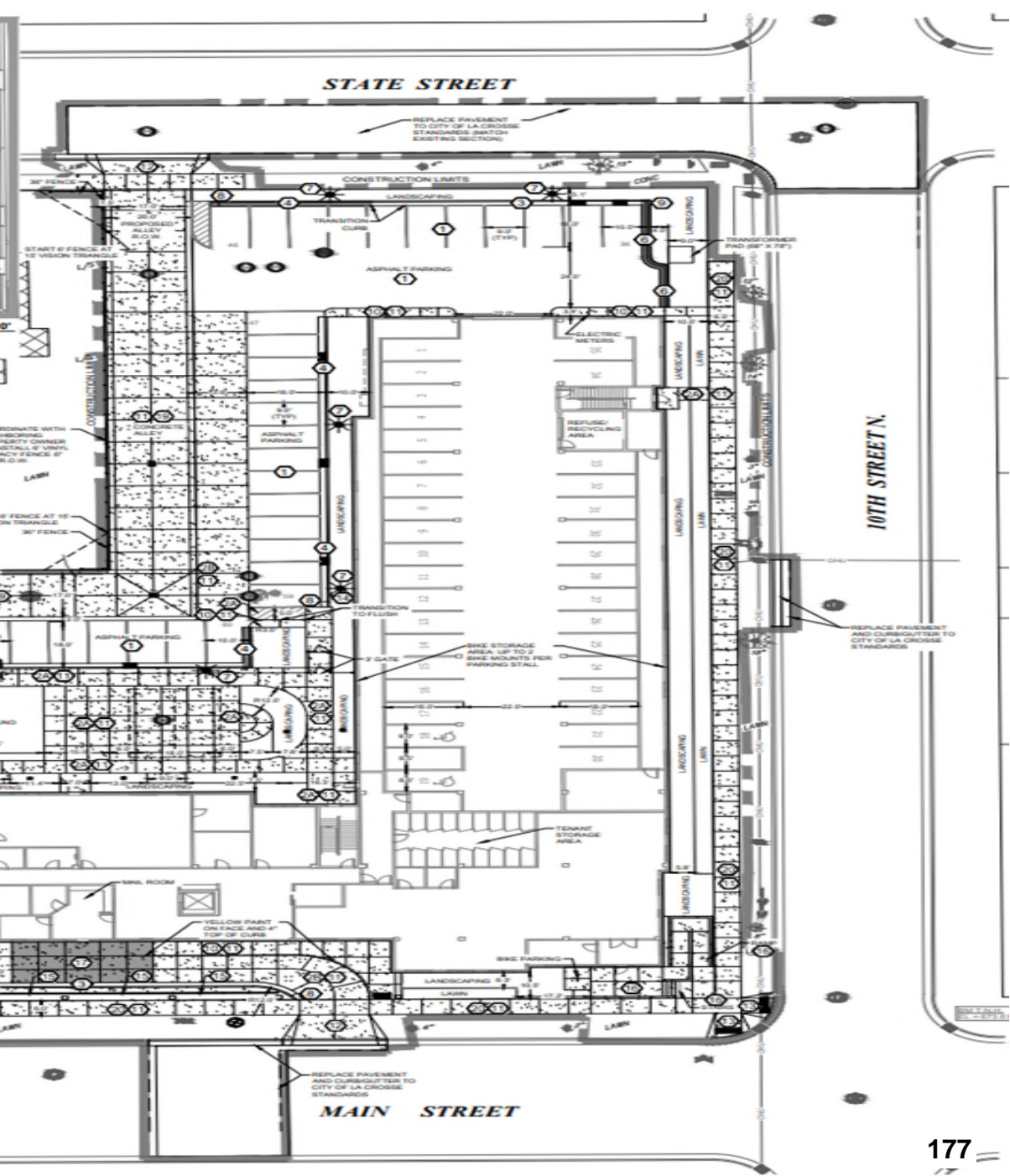
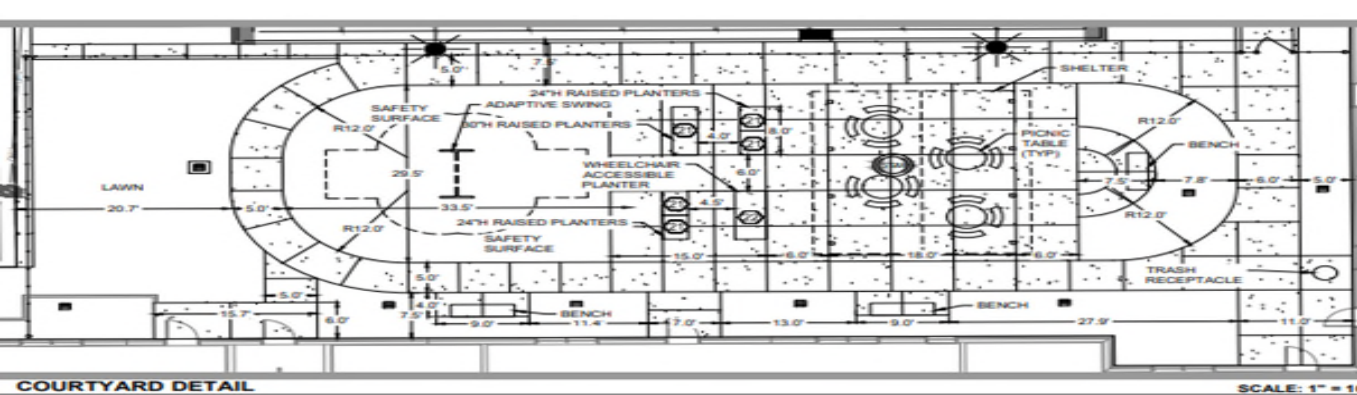
b. The number of multi-family units shall be 15—40 dwelling units per net acre.

d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

915 Main St.

- A variance allowing 10 additional apartment units on this 1.25-acre development would need to be granted for this project to proceed as proposed.











915 Main St.

- Unnecessary Hardship. The Council approved the general plan for this property prior to the code changing. The old code would have allowed this project.
- Hardship Due to Unique Property Limitations. There are no unique property limitation as several lots were combined.
- No Harm to Public Interests. There is no harm to the public interest.

518 & 526 10th St S

518 & 526 10th St S

- The applicant has applied for a building permit to construct a 24-Unit multi-family apartment building that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

b. The number of multi-family units shall be 15—40 dwelling units per net acre.

518 & 526 10th St

- A variance allowing 15 additional apartment units on a .219 acre development would need to be granted for this project to proceed as proposed.

30053-160

921

30053-150

30052-110

518

30052-120

526

FERRY ST

10TH ST S

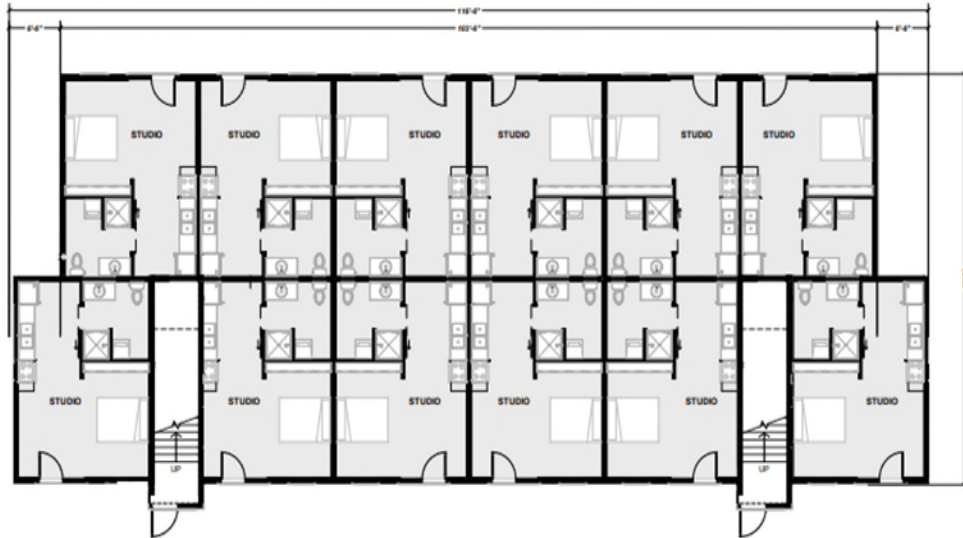
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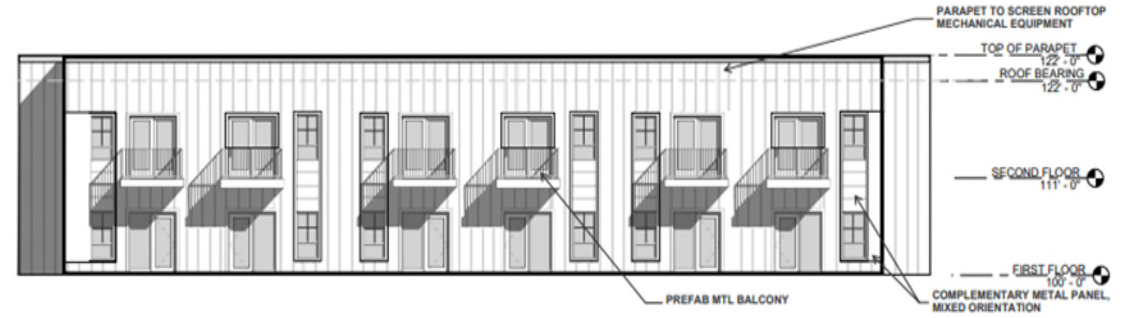




SECOND FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



EAST ELEVATION

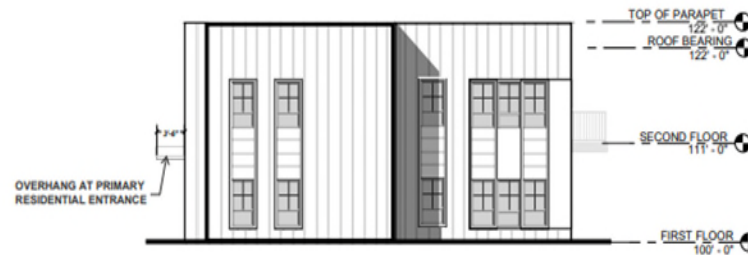
1/8" = 1'-0"

TOTAL ELEVATION AREA = 2,550 SF
TOTAL FENESTRATION REQUIRED = 2,550(2) = 510 SF
TOTAL FENESTRATION PROVIDED = 840 SF



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

TOTAL ELEVATION AREA = 1,130 SF
TOTAL FENESTRATION REQUIRED = 1,130(2) = 226 SF
TOTAL FENESTRATION PROVIDED = 240 SF



NORTH ELEVATION

1/8" = 1'-0"

518 & 526 10th St S

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.
- This variance should not be granted.

413 West Ave N

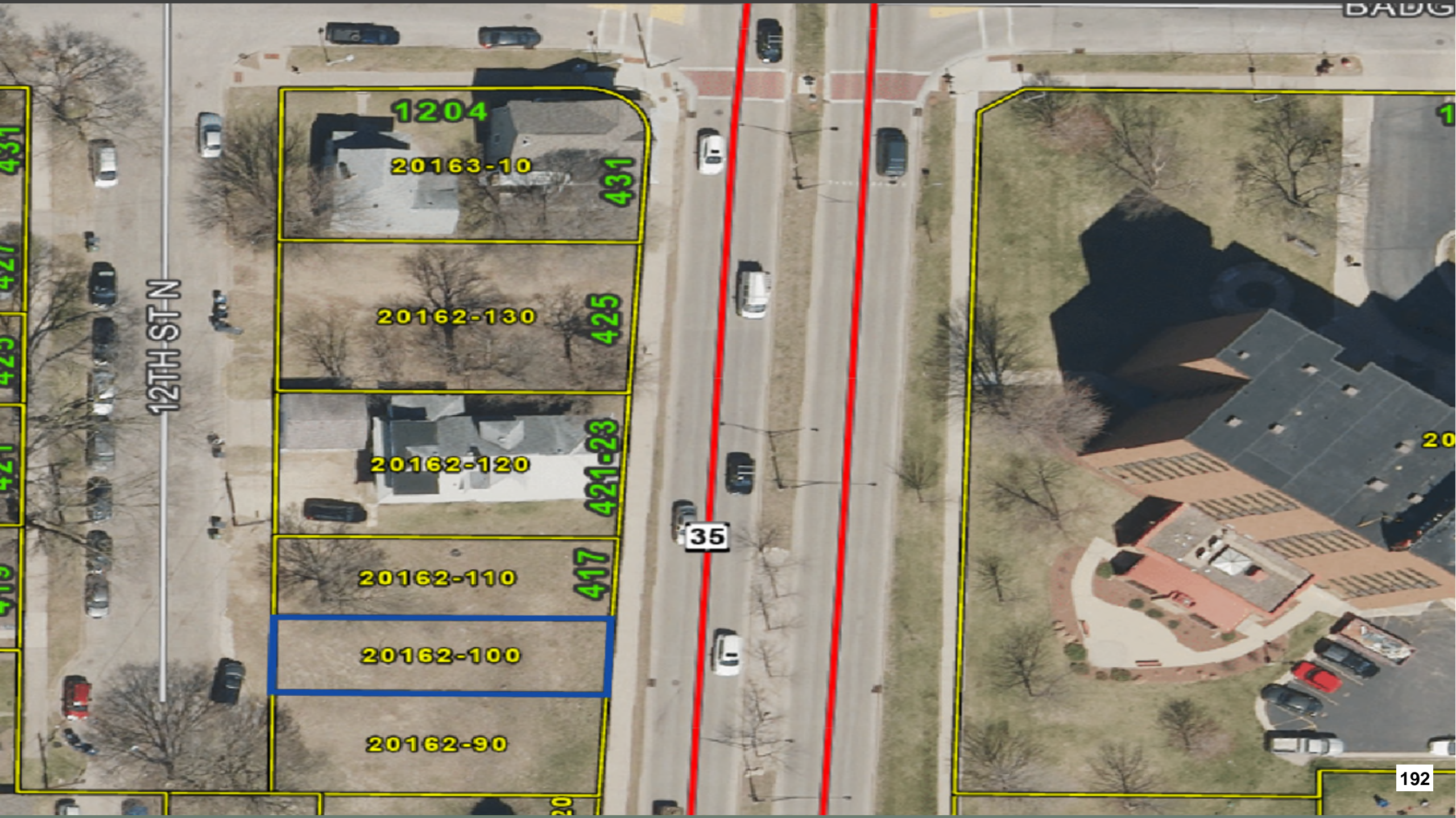
413 West Ave N

- The applicant has applied for a building permit to construct a 48-Unit multi-family apartment building that does not meet the development density requirements for Traditional Neighborhood Development zoning districts.
- Municipal Code Sec. 115-403(2) *Development Density*. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

b. The number of multi-family units shall be 15—40 dwelling units per net acre.

413 West Ave N

- A variance allowing 19 additional apartment units on a .73 acre development would need to be granted for this project to proceed as proposed.



12TH ST N

BADG

35

1204

20163-10

431

20162-130

425

20162-120

421-23

20162-110

417

20162-100

20162-90

20

192





WEST AVE.

PINE STREET

12TH STREET

BADGER STREET

413 West Ave N

- Unnecessary Hardship. Conversations had taken place about a proposed development prior to the ordinance change but no plans had been reviewed. No unnecessary hardship.
- Hardship Due to Unique Property Limitations. This lot is a similar size lot as other lots in the City, no unique property limitations.
- No Harm to Public Interests. There is no harm to the public interest.
- This variance should not be granted.

3102 Chestnut Pl

3102 Chestnut Pl

- The applicant has applied for an administrative appeal of two items.
- It appears one appeal is the determination that an industrial use was approved for a party.
- It appears the other appeal is that a residential/commercial rowhouse was refused.
- No permits have been applied for or permits issued for either of the alleged appeals submitted. The Zoning Administrator feels that for this reason, these appeals shouldn't be heard as no official determination has been made via issuance of a permit or denial letter being supplied.

Board of Zoning Appeals

- This presentation shall be added to the minutes of this meeting.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 2696

Agenda Date: 8/18/2025

Version: 1

Status: Agenda Ready

In Control: Board of Zoning Appeals

File Type: BOZA - Request for
Variance

Agenda Number:

Board of Zoning Appeals Variance Application

(To be completed by City Clerk or Zoning Staff)

City of La Crosse, Wisconsin

Application No.: 2696 Filing Fee: 800.00 263939
 Date Filed: 7/31/2025 Date Paid: 7/31/25
 Application Complete: Yes X No _____ Reviewed By [Signature] (Initial)

(To be completed by the applicant)

Application Deadline: 5:00 p.m. the first Monday of every month.

Building Permit Application Deadline: 10 Calendar Days prior to the first Monday of every month for the City of La Crosse Fire Department – Division of Community Risk Management to provide review. Any building permit submitted after this deadline must wait until the following month's Board of Zoning Appeals meeting.

Owner / Agent

Contractor

Name	Raechel Vande Walle / <u>Toney Vande Walle</u>	Steiger Construction
Address	104 22nd St S, La Crosse WI 54601	2812 S 28th St, La Crosse WI 54601
Phone	608-780-1183	608-788-4233

Legal Description: GRANDVIEW ADDITION LOT 1 BLOCK 1 SL, City of La Crosse, Wis.

Tax Parcel Number: 17-20234-010

Lot Dimensions and Area: 105 x 45 feet. = 4,725 sq. ft.

Zoning District: _____

A variance is a relaxation of a standard in a land use ordinance. The Board of Zoning Appeals decides variances. The Board is a quasi-judicial body because it functions like a court. The Board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden. The burden of proof falls on the variance applicant.

Process:

At the time of application, you will be asked to:

- **Complete an application** form and timely submit it with a non-refundable fee as required in La Crosse Municipal Code § 115-60; Failure to complete any section of the application form will result in rejection of the application. If additional space is needed, please attach additional pages.
- **Provide detailed plans** describing your lot and project (location, dimensions, and materials);
- **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three-Step Test below); and
- **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the Zoning Board and/or City staff may inspect the site.

Following these steps, the City of La Crosse Fire Department – Division of Community Risk Management must approve the application as to form and completeness and then the application and fee must be submitted to the City Clerk. The zoning agency will then provide notice of your request for a variance to the City of La Crosse's official newspaper noting the location and time of the required public hearing before the Zoning Board. Your neighbors and any affected state agency will also be notified. The burden will be on you as a property owner to provide information upon which the Board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. If any of these requirements are not met or if you or your agent does not appear at the public hearing, the Board **must** deny your request for a variance and your fee will be forfeited.

Part A: General Information and Alternatives Analysis.

(To be completed by the applicant).

1. General Information.

Complete the questions in the general information section of the application to provide the necessary background information needed for the property at issue.

(a) Current use and improvements.

The house sits on a corner lot with a street to the north and east and an alley to the south. The west portion (backyard) of the yard is approximately 10 feet from the neighboring home. The east portion of the yard (front yard) is approximately 15 feet to the sidewalk. The larger portions of the yard are the two sides, one facing main street and the area in question along the alley approximately 45' x 26' from home to alley. The alley section is the largest area of yard space on the lot and is used as the backyard since there is no actual backyard on the corner lot. We had to replace a worn retaining wall in the fall and removed a picket fence that was in disrepair above the wall for installation of the new retaining wall. When the wall was installed the contractor said they checked with the city and fence was allowable along the

(b) Proposed Use.

A fence is requested for the side yard along the alley on top of the retaining wall that was installed/replaced last fall. The proposed fence has more than 50% visibility and is under 48" high from grade. The fence material (aluminum decking) decreases the number of posts needed as it can span up to 10' per specs and is rated higher than traditional fencing for load/weight, further increasing visibility to the alley and sidewalk. The fence is requested to create a barrier for people using the yard to not fall from the retaining wall into the alley or sidewalk. It increases functional use of the only area of the lot feasible to use as a backyard.

(c) Description and date of any prior petition for variance, appeal, or special exception.

No known petitions have been previously submitted.

(d) Description and location of all nonconforming structures and uses on the property.

There is not currently any nonconforming structures or uses on the property

(e) Ordinance standard from which variance is being sought (include code citation).

Sec 115-398. Fences and hedges. Subsection (c) Height and setback of fences regulated.
 (1) Residential fences are permitted up to the property lines in Residential Districts but shall not, in any case, exceed a height of six feet without a conditional use permit, shall not exceed 48 inches in height from grade in the front, side, or rear yard setback abutting a public sidewalk, shall not encroach into any vision corner and shall not be closer than three feet to any public right-of-way along a public alley. The height of any fence shall be measured as an average and shall not include the posts or pillars to which a fence is attached.

(f) Describe the variance requested.

A variance is requested to allow the fence to be built less than three feet from the public right-of-way along a public alley. The current retaining wall is less than three feet from the alley. The fence requested is made from black aluminum decking material and is more than 50% visible for line of sight and raised 3' (height of retaining wall) from the grade to minimize damage in the alley.

(g) Specify the reason for the request.

As stated above, fence along the top of the retaining wall limits access to the alley and sidewalk for backyard users safety, decreases the risk of injury should a user fall from the yard with no fence in place, increases functional use of the yard in the only area of the property that could feasibly hold a fence. The corner location of the house limits use of the back and front yard and north side yard (along main street), the south side yard along the alley is the best location for a traditional backyard. The old retaining wall needed to be replaced and a fence was removed for installation of a new wall. If a variance is not approved the usable space in the area requested would shrink from approx. 26' to 23' at the longest section of the yard reducing usable sq/ft 1,040 (40' x 26') to 820 (40' x 20') which is less than

(h) Describe the effects on the **property** if the variance is not granted.

The size of yard, which is already small will be significantly reduced. If a fence is three feet from the retaining wall, care of the yard between the wall and fence will be difficult to manage as there is no direct path to that area and the retaining wall is about three feet from the alley grade. Additionally, users of the yard could be injured should they fall from the wall if no fence is installed as a way to maximize use of the backyard space.

2. Alternatives.

Describe alternatives to your proposal such as other locations, designs, and construction techniques. Attach a site map showing alternatives you considered in each category below.

- **Alternatives you considered that comply with existing standards.** If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons why you rejected them.

There were no suitable alternatives found

- **Alternatives you considered that require a lesser variance.** If you reject such alternatives, provide the reasons why you rejected them.

No alternatives were found to consider.

Part B: Three-Step Test.

To qualify for a variance, applicants must demonstrate that their property meets the following three requirements:

1. Unique Property Limitation. *(To be completed by the applicant).*

Unique physical characteristics of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances or desires of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances, or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

You will be asked whether there exist any unique physical characteristics to your property that prevent compliance with the ordinance. You will be asked to show where these unique physical characteristics are located on your property by showing the boundaries of these features on a site map. If there is not a unique property limitation, a variance cannot be granted.

Do unique physical characteristics of your property prevent compliance with the ordinance?

- ☒ **Yes.** Where are they located on your property? In addition, please show the boundaries of these features on the site map that you used to describe alternatives you considered.

The house is on a non-conforming corner lot with no traditional backyard. The side yard is the backyard space based on lot location. The next largest area of yard is on main street which limits its use and the other section of yard is along the alley which also limits installations. The house is built above the sidewalk grade requiring either significant slope to the yard or a retaining wall. With a retaining wall, more yard space is available (hence installation on the alley side of the house), but this creates a drop off that could injury users with no fence installed as it is approximately 3' high at its highest point along the alley and sidewalk.

- ☐ **No.** A variance cannot be granted.

2. No Harm to Public Interest.

A variance may not be granted which results in harm to public interests or undermines the purpose(s) of the ordinance. In applying this test, the Zoning Board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community, and the general public. These interests may be listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety, and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures, and lots*
- *Any other public interest issue*

(a) Ordinance Purpose. (To be completed by zoning staff).

The Zoning Board must consider the purpose and intent of zoning codes when considering a variance request. As promulgated by the City of La Crosse Common Council, the purpose and intent of the La Crosse Zoning Code include, but is not limited to, the following:

§ 8-86	§ 101-58	§ 109-6
§ 115-3	§ 115-140	§ 115-141
§ 115-148	§ 115-156	§ 115-158
§ 115-211	§ 115-319	§ 115-437
§ 115-510	§ 115-548	§ 115-594

The failure of any particular city official to identify additional purpose and intent information on the application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(b) Purpose(s) of Standard from which Variance is Requested. *(To be completed by zoning staff).*

The City of La Crosse Building Inspector, Code Enforcement Officer and any other officials may be aware of other reasons a particular ordinance standard is required. The city official(s) may list those reasons on this application. The failure of any particular city official to identify additional purpose information on this application does not preclude the city official from raising the issue at the public hearing on the requested variance.

(c) Analysis of Impacts. *(To be completed by applicant).*

Discuss impacts (e.g. increased runoff, eroding shoreline, etc.) that would result if the variance were granted. For each impact, describe potential mitigation measures and the extent to which they reduce the impacts (i.e. completely, somewhat, or marginally). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term, and cumulatively.

Short-term impacts are those that occur through the completion of construction. Long-term impacts are those that occur after construction is completed. Cumulative impacts are those that would occur if a similar variance requested were granted for many properties. After completing the impact analysis, you will be asked to give your opinion whether granting the variance will harm the public interest.

(1) Short-term Impacts (through the completion of construction):

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:
NA

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:
NA

(2) Long-term Impacts (after construction is completed):

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:
NA

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:
NA

(3) Cumulative Impacts (what would happen if a similar variance request was granted for many properties?):

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:
NA

- Impact:
Mitigation measure(s):
Extent to which mitigation reduces project impact:
NA

Will granting the variance harm the public interest?

- ☐ Yes. A variance cannot be granted.
- ☒ No. Mitigation measures described above will be implemented to protect the public interest.

3. Unnecessary Hardship. (To be completed by the applicant).

The unique property limitation must create the unnecessary hardship. An applicant may not claim unnecessary hardship because of conditions that are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel.

You will be asked whether you are requesting an area variance or a use variance and to detail whether there exists an unnecessary hardship.

An **area variance** is a relaxation of lot area, density, height, frontage, setback, or other dimensional criterion. Unnecessary hardship exists when compliance with the strict letter of the area restrictions would unreasonably prevent the owner from using the property for a permitted purpose (i.e. leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The Zoning Board must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term, and cumulative effects of the variance on the neighborhood, the community, and on the public interests. This standard reflects the Wisconsin Supreme Court decisions in *State v. Waushara County Bd. Of Adjustment*, 2004 WI 56; and *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

A **use variance** is a relaxation of the zoning regulation on how the property is fundamentally used. A use variance allows property to be utilized in a manner not permitted by zoning regulations (i.e. an appropriate adaptive re-use of a school or church in a residential district). Unnecessary hardship exists only if the property owners show that they would have no reasonable or viable use of the property without the variance. Though not specifically restricted by statute or case law, a use variance is very rare because of the drastic effects it has on the neighborhood, the community, and the public interests. The Zoning Board must consider whether the owner has no reasonable return if the property is only used for the purpose allowed in zoning regulation, whether the plight of the owner is due to unique circumstances and not merely general conditions in the neighborhood, and whether the use sought to be authorized will alter the nature of the locality. See generally *State ex rel. Ziervogel v. Washington County Bd. of Adjustment*, 2004 WI 23.

Are you applying for an area variance or a use variance?☒ **Area variance**☐ **Use variance****Is unnecessary hardship present?**☒ **Yes. Describe.**

The area of use is significantly reduced as the majority of the yard runs along the alley (approximately 40 feet) in the only area of the lot that is usable backyard space. Additionally, care of the area between the fence and the alley will be difficult to impossible since it is three feet from grade. If no fence is installed for use of the full yard, then users are at risk of injury from falling off the retaining wall.

☐ **No. A variance cannot be granted.****Part C: Additional Materials / Exhibits.**

In order for the zoning staff to conduct evaluations, the applicant's site map, with a scale of not less than 1"=50', and other exhibits must show the following:

- ☐ Location of requested variance
- ☐ Property lines
- ☐ Ordinary high-water mark
- ☐ Flood plain and wetland boundaries
- ☐ Dimensions, locations, and setbacks of existing and proposed structures
- ☐ Utilities, roadways, driveways, off-street parking areas, and easements
- ☐ Existing highway access restrictions and existing proposed street, side and rear yards
- ☐ Location and type of erosion control measures
- ☐ Vegetation removal proposed
- ☐ Contour lines (2 ft. interval)
- ☐ Well and sanitary system
- ☐ Location and extent of filling/grading
- ☐ Any other construction related to your request
- ☐ Anticipated project start date
- ☐ Sign locations, dimensions, and other specifications
- ☐ Alternatives considered
- ☐ Location of unique property limitation
- ☐ Lot corners, lines, and footprints have been staked out
- ☐ Abutting street names and alleys
- ☐ Abutting property and land within 20 feet
- ☐ Indication of the direction "North"

Part D: Authorization to Examine

You must complete and sign the authorization for the City of La Crosse Board of Zoning Appeals and the Planning and Development Department to examine the property of the variance request.

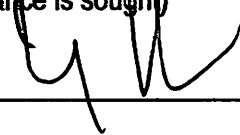
I hereby authorize the City of La Crosse Board of Zoning and Appeals and the Planning and Development Department to inspect premises

At: 104 22nd St S, La Crosse WI 54601

(Address where variance is sought)

Date: 07/14/2025

Signature of Owner: _____


Part E: Certification.

You must sign your application, certifying that it and any additional materials are accurate and do not contain any misrepresentations or omissions. An unsigned variance application will not be considered. You also must get the application notarized by a certified notary.

Submit completed application to:

Board of Zoning Appeals
400 La Crosse St.
Clerk's Office- 2nd Floor
La Crosse, Wisconsin 54601

Submit complete copy to:

Chief Inspector
400 La Crosse St.
City of La Crosse Fire Department –
Division
of Community Risk Management
La Crosse, Wisconsin 54601

By signing below, I certify that I have received and reviewed all of the application materials. I further certify that all of my answers herein are true and accurate; I have not made any intentional misrepresentation or omission. I understand that if I intentionally misrepresented or omitted anything in this application that my application will be denied and any variance granted thereunder may be revoked.

Signed: (Applicant or Agent) Toney VandeWalle

Date: 7/18/2025

Signed: (Owner, if different from applicant) _____

Date: _____

THE APPLICANT OR AGENT

THE OWNER

By: _____

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this 18th day of July, 2025, the above named Toney V. VandeWalle to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

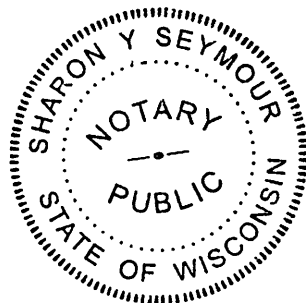
Sharon Y. Seymour
Notary Public, La Crosse County, WI
My commission expires: 03/14/2027.

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

Personally came before me this _____ day of _____, 20____, the above named _____ to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, La Crosse County, WI
My commission expires: _____.



Department of Planning and Development

Building and Inspections

Torey & Raechel Vander Walle
104 22nd St. S.
La Crosse WI 54601

RE: An appeal to allow a fence to be placed closer than 3' to the public alley at 104 22nd ST. S. La Crosse, Wisconsin.

Dear Torey Vander Walle:

We have received your building permit application to construct a fence that does not meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code) regarding fences along a public alley.

The project as proposed is in direct violation of the following subparagraph of the Code:


. Sec. 115-398. - Fences and hedges.

(c) Height and setback of fences regulated.

(1) Residential fences are permitted up to the property lines in Residential Districts but shall not, in any case, exceed a height of six feet without a conditional use permit, shall not exceed 48 inches in height from grade in the front, side, or rear yard setback abutting a public sidewalk, shall not encroach into any vision corner and shall not be closer than three feet to any public right-of-way along a public alley. The height of any fence shall be measured as an average and shall not include the posts or pillars to which a fence is attached.

Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant a variance of 3' to allow a fence to be placed on the rear property line along a public alley.

Sincerely,

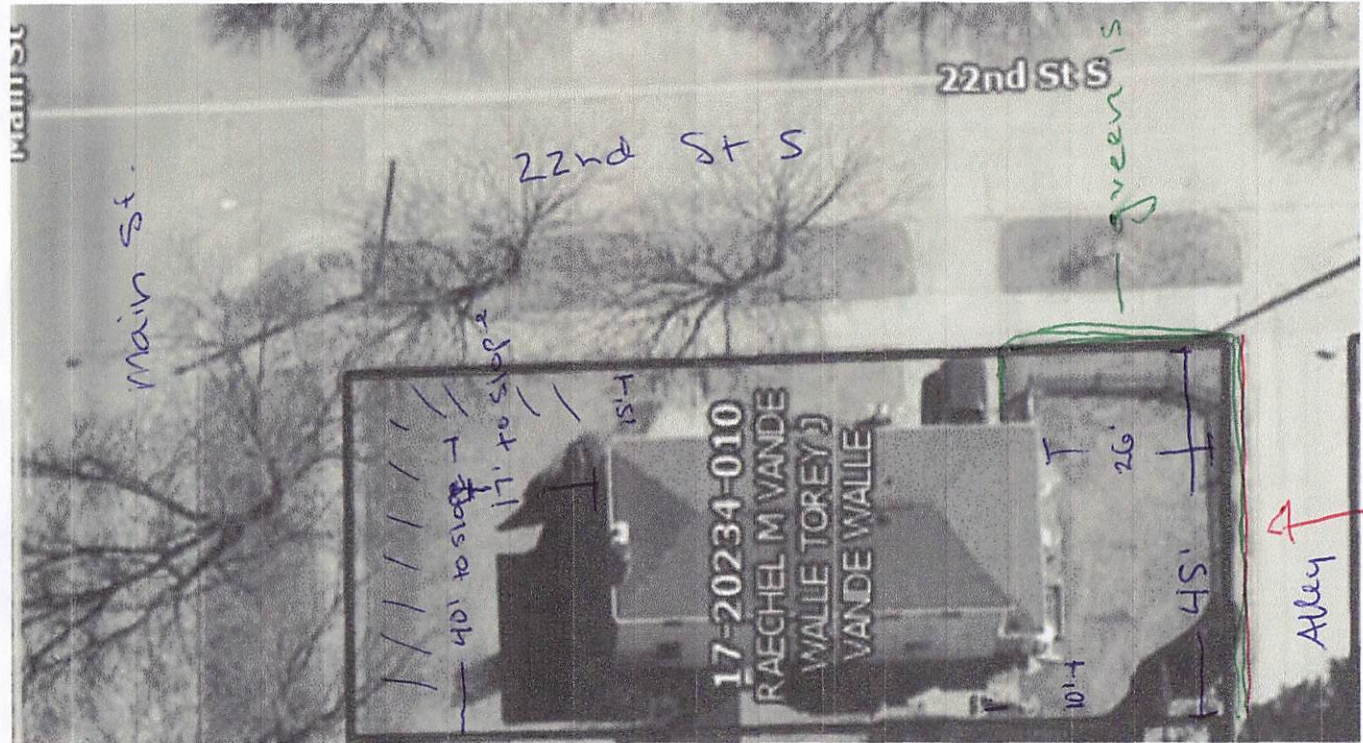

Eddie Young
Building Inspector

Abbreviated Legal Description

(See recorded documents for a complete legal description)

GRANDVIEW ADDITION LOT 1 BLOCK 1 SUBJ TO ESMT IN V1132 P713 LOT SZ: IRR

pulled from GIS



green is repaired/new retaining wall
fall 2024

Alley ↑

location of requested fence

Board of Zoning Appeals Standards

The Board of Zoning Appeals functions like a court, and must follow State laws and local zoning ordinances. The Board of Zoning Appeals cannot change or ignore any part of the zoning ordinance or State laws, but must apply the laws as written.

The Board may only grant a variance, special exception, or administrative appeal if the applicant provides evidence showing that they meet **all** of the legal standards for that decision. The burden of proof falls on the variance applicant, not the Board of Zoning Appeals. The legal standards the Board will use to decide on each application are shown below.

STANDARDS FOR USE or AREA VARIANCE

- ☐ 1. **The proposed variance is not contrary to the public interest.** The purpose statement of the ordinance and related statutes must be reviewed in order to identify the public interest. Variances must observe the spirit of the ordinance, secure public safety and welfare, and do substantial justice. In considering effects of a variance on public interests, broad community and even statewide interests should be examined; the public interest standard is not confined to scrutiny of impacts on neighbors or residents in the vicinity of the project.
- ☐ 2. **The property has a special or unique condition.** The property must have unique or physical features which prevent compliance with the ordinance. The circumstances of an applicant, such as growing family or need for a larger garage, are not legitimate factors in meeting this standard. Property limitations that prevent ordinance compliance that are not unique but common to a number of properties should be addressed by amendment of the ordinance.
- ☐ 3. **The special condition of the property creates an unnecessary hardship:**
 - a. Unnecessary hardship means unnecessarily burdensome, considering the purpose of the ordinance.
 - b. Unnecessary hardship may not be self-created. An applicant may not claim hardship because of conditions which are self-imposed. Examples include claiming hardship for a substandard lot after having sold off portions that would have allowed building in compliance or claiming hardship where construction was commenced without required permits in violation of ordinance standards.
 - c. Financial hardship is not a deciding factor. Economic loss or financial hardship does not justify a variance.

Board of Zoning Appeals Procedure Handout

- 1) You, or someone speaking on your behalf, should arrive at 4:00 p.m. for the meeting even if you are not listed first on the agenda.
- 2) Neighbors within 100 feet of the property (where the variance is requested) will receive a copy of the meeting notice. They may appear before the Board to speak for or against your appeal or they may write a letter in support of your appeal or against your appeal and submit it to the City Clerk's office. You may contact your neighbors and share your proposal with them so they are aware.
- 3) The Board will have received a copy of your denial letter from the Building and Inspections department, your variance application, and any other materials you have attached to your application. Any presentation to the Board is limited to written materials, diagrams and photographs. No electronic devices for presentations will be allowed. This restriction does not apply to the presentation by Building & Inspections. Public hearings before the Board may be limited to ten (10) minutes for the proponents, ten (10) minutes for the opponents and a three (3) minute rebuttal for each side. The Board reserves the right to extend these time limits as it determines.
- 4) The Board follows the criteria listed on the previous page to determine whether or not your request meets the standards set forth by the Wisconsin Supreme Court.
- 5) If the Board grants your appeal, after you receive your letter of the Board's decision, you may apply for your building permit. The letter will be mailed to you within a week, after the meeting has taken place.

Tax Parcel Number	OwnerName	PROPADDCOMP	Mailing Address	Mailing City State Zip
17-20115-30	DOUGLAS P HERLITZKA TRUST, MARGARET M HERLITZKA TRUST	119 22ND ST S	119 22ND ST S	LA CROSSE WI 54601
17-20234-20	AARON J NICKS, ROCHELLE L NICKS	2140 MAIN ST	2140 MAIN ST	LA CROSSE WI 54601-3940
17-20234-30	JENNIFER VANDEVELDE, JERRAD M HENDRIKSON	2136 MAIN ST	114 BURGUNDY CT	GREEN BAY WI 54302
17-20234-40	ARIE A BACHMANN	2132 MAIN ST	2132 MAIN ST	LA CROSSE WI 54601
17-20235-30	ROBERT H HOAR, KERRIE L HOAR	2131 GRANDVIEW PL	2131 GRANDVIEW PL	LA CROSSE WI 54601-4272
17-20235-40	THOMAS Y HUH	2135 GRANDVIEW PL	2135 GRANDVIEW PL	LA CROSSE WI 54601-4272
17-20235-45	JON E SHONG	2137 GRANDVIEW PL	2137 GRANDVIEW PL	LA CROSSE WI 54601
17-20235-50	PARI J SEXAUER, KATHY L EWING-SEXAUER	118 22ND ST S	118 22ND ST S	LA CROSSE WI 54601-4236
17-20265-30	STEPHANIE M LOIZZI	2135 MAIN ST	2135 MAIN ST	LA CROSSE WI 54601
17-20265-90	JOSEPH M THEISEN, CAROL A THEISEN	101 22ND ST N	101 22ND ST N	LA CROSSE WI 54601-3950
17-50241-30	RAFAL E FRONCZ, JOANNA M MROZEK	2204 MAIN ST	2204 MAIN ST	LA CROSSE WI 54601
17-50241-40	GERALYNN M PARLIN	111 22ND ST S	111 22ND ST S	LA CROSSE WI 54601-4244

Properties within 100 feet of 104 22nd ST S.

Applicant	RAEHEL M VANDE WALLE, TOREY J VANDE WALLE	104 22ND ST S	104 22ND ST S	LA CROSSE WI 54601-4236
Contractor	STEIGER CONSTRUCTION		2812 28TH ST S	LA CROSSE WI 54601

Properties within 100 feet of 104 22nd St S.





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-0143

Agenda Date:

Version: 1

Status: Agenda Ready

In Control: City Plan Commission

File Type: General Item

Agenda Number:



Forward La Crosse: 2025 Zoning Code Update Promotion

www.forwardlacrosse.org

Campaign Timeline: Kick Off February 2025

Overview

The City of La Crosse is updating its Zoning and Subdivision code, an 18-month initiative to help shape a more vibrant, resilient, and livable city for the residents of La Crosse, Wisconsin. This collaborative effort will build on the efforts of past City plans, including the most recently adopted 2040 Comprehensive Plan and the La Crosse 2024 Housing Study.

ForwardLacrosse.org

Since the launch of the 2025 Zoning Code Update in February, the website <https://forwardlacrosse.org> has recorded 3,896 users and 14,952 page views.

Social Media

Since February 2025, the Forward La Crosse Facebook page has received 17,570 views, with 80.3% of the audience located in La Crosse, WI, followed by viewers in Onalaska and Holmen. The strongest age group is 35–64 (women), with the 35–44 range accounting for 29% of total viewership.

On Instagram, over the past 30 days, Forward La Crosse received 248 views.

Regional Press Releases

May 7, 2025 - [City of La Crosse Launches Zoning Survey to Gather Input on Future Development and Neighborhood Character](#)

March 20, 2025 - [La Crosse Housing Week Returns! April 28 – May 3, 2025: Join the Conversation on the Future of Housing](#)

Feb 17, 2025 - [The City of La Crosse Announces an Update to their Zoning and Subdivision Code and Upcoming](#)

E-newsletters

July 14, 2024 - [Submit Your Comments: info@forwardlacrosse.org – We're Listening](#)

- Zoning Comments - [LINK](#)

June 16, 2025 - [Survey Deadline June 30: Shape La Crosse's Future! 🏡 🗳️](#)

June 9, 2025 - [Zoning Code 101 – Join Us June 9th & 23rd! \\$20 gift card! 📅](#)

May 21, 2025 - [Zoning Code 101 – Join Us This Thursday!](#)

May 9, 2025 - [Help Shape La Crosse's Future—Take the Zoning Code Survey Today!](#)

April 24, 2025 - [NEXT WEEK! 🏡 La Crosse Housing Week 📅 April 28 – May 3, 2025!](#)

April 3, 2025 - [Forward La Crosse News: La Crosse Housing Week April 28 – May 3, 2025!](#)

In the News

2025



1. Feb 17, 2025 (Around River City - Online Print) - [La Crosse Seeks Community Input for Zoning and Subdivision Code Update](#)
2. March 14, 2025 (WIZM News - Radio) [Women Build, Housing Week and Neighbor's Day with Habitat La Crosse's Kahya Fox](#)
3. March 24, 2025 (AARP Local) - [Join La Crosse Housing Week April 28 through May 3](#)
4. Apr 17, 2025 (WIZM News+Podcast) - [Habitat's Kahya Fox previews La Crosse Housing Week](#)
5. Apr 21, 2025 (wiproud.com) - [La Crosse organizations to launch first-ever La Crosse Housing Week April 28 to May 3](#)
6. April 21, 2025 (Yahoo News) - [La Crosse organizations to launch first-ever La Crosse Housing Week April 28 to May 3](#)
7. Apr 23, 2025 - (La Crosse Tribune) - [Housing Week aims to engage La Crosse on affordable housing issues](#)
8. Apr 23, 2025 - (La Crosse Tribune) - [La Crosse Housing Week: Affordable housing..](#)
9. Apr. 28, 2025 (WEAU 13) - [Local organizations launch first La Crosse Housing Week](#)
10. April 29, 2025 (Yahoo News) - [Housing Week kicks off in La Crosse](#)
11. Apr 29, 2025 - (wiproud.com) [Housing Week kicks off in La Crosse](#)
12. Apr 30, 2025 (News 8) - [La Crosse Housing Week aims to address community...](#)
13. May 7, 2025 (WXOW 19) - [City of La Crosse is seeking input on future development and neighborhood character](#)
14. June 30, 2025 (WIZM News) - [Zoning and neighborhood needs are top priorities for new development in La Crosse, for city plan commission](#)
15. June 09, 2025 (News 8) - [City of La Crosse educates residents on the importance of zoning](#)

Event Calendars Submissions

- La Crosse Tribune
- WXOW News 19
- [News 8](#)
- [Next Door](#)
- WI Proud (Fox 25/48)
- Good Morning Coulee
- La Crosse Local
- City of La Crosse Event Calendar
- Around River City

Physical Media – Posters

Forty posters were distributed across locations in La Crosse, including Viterbo University, UW-La Crosse, the public library, City Hall, and various spots throughout downtown for Housing Week.

In Person Presentations/Discussions



2025

June 23, 2025 - [Zoning Code 101](#) - Bluffside and Grandview Emerson Neighborhood Associations
June 9, 2025 - [Zoning Code 101](#) - Weigent-Hogan, Holy Trinity-Longfellow, and Hintgen Neighborhood Associations
May 27, 2025 - [Zoning Code 101](#) - Logan-Northside Neighborhood Association and Lower Northside Depot Neighborhood
May 22, 2025 - [Zoning Code 101](#) - Washburn, Downtown, and Powell-Poage-Hamilton Neighborhood Associations
May 5 - La Crosse Chamber - [The Forum: La Crosse Housing & Zoning Changes](#)
April 30, 2025 - [Zoning & Beyond: Forward La Crosse](#) - La Crosse Public Library Main Branch
May 1, 2025 - [Zoning & Beyond: Forward La Crosse](#) - La Crosse Public Library Main Branch

Housing Week April 30- May 2, 2024

Wednesday, April 30

- **12:00–1:00 PM** – *Zoning & Beyond*
La Crosse Public Library (*City Standalone Event*)
- **2:00–3:30 PM** – *Riverside Park (Pop-up Table)*
- **6:30–8:00 PM** – *Housing on Tap*
Cappella Events Center (*Pop-up Table*)

Thursday, May 1

- **8:30–10:00 AM** – *Grounded Patio Cafe (Pop-up Table)*
- **12:00–1:00 PM** – *Let's 'Taco Boat' Housing Lunch*
Pump House Regional Arts Center (*Pop-up Table*)
- **2:00–3:30 PM** – (*Pop-up Table*)
- **5:00–6:00 PM** – *Zoning & Beyond: Forward La Crosse*
La Crosse Public Library (*City Standalone Event*)

Friday, May 2

- **9:30–11:30 AM** – *Then & Now History Exhibit*
La Crosse Public Library (*Pop-up Table*)
- **1:00–3:00 PM** – *The Economics of Redevelopment*
Black River Beach Neighborhood Center (*Pop-up Table*)

Organizational Media Inclusion

May 25, 2025 – The Bluffside Neighborhood Association shared the Forward La Crosse newsletter with their network.



Before and during Housing Week- Habitat for Humanity of the Greater La Crosse Region - including outreach through social media, newsletters, and other communication channels.

April 18, 2025 - (Couleecap, Inc. FB Page) - [Don't miss La Crosse Housing Week! April 28th...](#)

April 30, 2025 - (Extension La Crosse County FB Page) - ["Get ready, La Crosse! The first-ever Housing Week is happening this spring."](#)

Date: July 17th, 2025

Time: 1:00 pm

Organization: 360 Real Estate

- Small boutique development company; most employees are the management side (manage the buildings we develop; management portfolio). Do everything in house.
- Always looking at things from the perspective of what's good for the customer, neighborhood, city.
- Not attracted to greenfield; focus on infill and adaptive re-use.
- Primarily multi-family mixed use development.

Interviewees: Jeremy & Marvin

- Question to the team: What are the metrics the city will use to assess that this process was successful? What is the process for accountability?
 - Identify metrics that we can use to assess that the project is moving in the right direction.
 - Potential metrics:
 - Housing unit development (in line with what is recommended in the housing study).
 - Reduction in approval process time.
 - reduction in variances (old code would have required it, new code doesn't).

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

- a. First test case for the TND ordinance.
- b. "the code is always the stick and never the carrot."
 - i. Build more creatively and character into the code.
- c. We have rationed housing through approval and process.
 - i. "it should be damn near impossible to ration housing in this country. And we are all paying the price. We ration where people can live."

2. Please share 1 major challenge you have with this code.

- a. "If there was one major issue I could change in this city is disfunction within City Hall (Council and Administration; organizational structure)."
 - i. We could have a perfect code, and staff would still be hamstrung.
 - ii. Tim and the Planning department can't reach their true potential because of dysfunction.
 - iii. Hire an Administrator and shrink the council to 7. Pay Councilors what they are worth. PC citizen members don't get anything. Increase the qualifications of the Councilors.
- b.

- 3. What is the best way the code and urban regulations can provide, encourage, support a larger and broader range of housing choices in the city?**
- a. Move things to the staff level and away from the Council level.
 - i. Or for large projects, get council approval on the front end (meets comp plan objectives), and then work with staff, whereas the opposite is true currently.
 - 1. This would help us not overextend ourselves financially.
 - 2. Spend half a million dollars on something before we even get a yes and we never know for certain how the process is gonna go.
 - b. Flexibility is key. The most decision making can stay at the staff level, the better.
 - i. Get out of staff's way.
 - c. Think strategically about where we want to be in 10, 15 years and how we want to get there.
- 4. Would changes in the code allow a broader range of housing types (re: "missing middle") to be developed?**
- a.

Date: July 16th, 2025

Time: 4:00 pm

Organization: Borton Construction

- Unicorn in the construction world because we are mid-size (50 field staff). Commercial builder but doing more upper end residential. Design-build.
- \$25-30 mill annual company. Worked in 14 states over the last 20 years. Doing more multi-family and affordable housing. Our niche is food service. Also do a lot of higher ed food service work (dining halls, food courts).
 - Washburn waived all fees for a large affordable housing project they worked on.

Interviewees: Paul Borshiem (helped write the commercial design standards)

Questions

1. **What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?**
 - a. It feels like the goal line keeps changing or its applied differently. We have a very good relationship with city planning, but 80% of our problems end up in the engineering dept.
 - i. Ex. Badger Corgie – met with planning and inspections for a pre-construction/design mtg. Implemented that and are two weeks away from being done building and then engineering says we have to do it another way (even after permits were issued). 1 person holding up the project at the very end is very frustrating. Once projects are approved, the city can't be making changes.
 - ii. There are silos even within engineering. Its not my job to tell city hall how to manage the engineering department. It seems like there isn't really one person running the department.
 - b. In the city of Onalaska, the process runs more smoothly and once its approved they never go back on it. I think it helps that there seems to be one person running ship on the whole project across the city departments.
 - c. Everyone's mentioned stormwater issues – "amen"
 - i. Yuri lives in a black and white world but the real world is grey.
 - ii. La Crosse's stormwater management is on steroids in comparison to every other city.
 - iii. The city is going beyond state requirements. This will drive projects away from the city of La Crosse.*** (ex. sprinkler requirements, which greatly can drive up the cost of insurance).
 - d. TIFF and Development Agreements: working with the City Attorney is next to impossible and there is no negotiation (its brutal). We're not getting a copy of the agreement until hours before the meeting and we have issues with it and then look bad in front of council for bringing them up.
 - i. Brutal honesty: I think he's lazy.

- ii. Previous City Attorney was easier to work with, but at least you could get a meeting with him. Now it's a black hole.

2. Please share 1 major challenge you have with this code.

- a. La Crosse is on the high end of permitting fees.
 - i. One year the mil rate didn't increase, so all the fees had to increase.
 - ii. Top 10% of fees regionally per square feet in the communities we've worked with.
 - iii. \$3,600 vs. \$900 for the same permit between La Crosse and Shelby. I also saved weeks in process time.

3. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?

- a. We don't have greenspace available for SFH. Therefore, we have to acquire enough properties to develop.
- b. There needs to be an understanding of what can be done when we don't have enough land to do greenfield development (education).
- c. I'm not sure if it's even attainable even more for the \$50k-\$100k household income range to even own anymore.
 - i. Condo projects with a TIFF might be the only way to make something affordable at this price point.
- d. There are a lack of industrial sites available, so they are going to other communities.

4. Would changes in the code allow a broader range of housing types (re: "missing middle") to be developed?

5. Active Projects in La Crosse

- a. Considering building an office warehouse for our company in town (first step of that discussion).
 - i. Fire district limits are causing issues with the potential process here.
- b. Potential private school work (rehab and small addition)
- c. 7 Copeland (Riverpoint)
 - i. Interest rates and construction costs are a double whammy issue.

6. Paul was a part of a committee that developed the commercial design standards.

- a. Council members were also on the committee which was really smart. All the developers were on board and it sailed through easily.
- b. Only issue is the loss of the parking standards. I'm surprised about the "0" parking requirement. 80% of people will do the right thing, but some people won't provide anything and then it will create issues that are difficult to resolve once implemented.

7. Magic Wand

- a. Single point of contact to facilitate the process (more administrative approval). Less Council approval and say in the process.
 - i. When I have this in other communities, it's really helpful and simplifies the process.

Date: July 21st, 2025

Time: 4:00 pm

Organization: BOZA

Interviewees: Ben, Douglas, Jim, Anatasia, James

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

- a. Douglas: two major issues that we hear are floodplain (our hands are tied by DNR; 800 properties in N and 1,000 in S that are affected by floodplain issues) and setbacks.
 - i. Setbacks – developed over different times, so there are a range of lot sizes, but the same constraints are put on the tiny lots as the large one.
 - ii. We need to empower building and inspections in making more judgement calls.
- b. Mr. Farmer: we are expected to issue waivers when the lots are small, but we are not expected to grant waivers down by the marsh when folks have tons of space.
 - i. We are subject to criticism based on the direction the code sends us.
 - ii. “planning was very happy to criticize BOZA, but they didn’t ever come to the meetings.”
 - iii. When I was on council I pointed out inconsistencies.
 - iv. Inconsistency: if they want wood steps, have to get a waiver from us. Concrete steps, no waiver. Same with wood vs. concrete decks. Causes headaches.
 1. Standards that are in the zoning code.
 - v. Nothing annoys me more than when BOZA asks inspections what the reasoning is behind a rule, and no one has one. “I don’t make the rules I just enforce them.” **this damages our credibility a lot**
- c. James: process issues. The current code is incoherent; stuff is located in lots of different places. Leads to people doing work without permits. The public doesn’t even know what is or not allowed.
 - i. “I have to spend 1-2 hours trying to figure things out myself”
 - ii. Whatever the final format is, municode won’t cut it. We need something that is user friendly. Need folks to be able to put their property into a system and then the regs that apply to them pop up.
 - iii. Clean up the code and make it more accessible to the public.
- d. Anatasia: when someone is denied an appeal or told to move a sign (for ex), there is no policing or enforcement. What was the point of having the zoning appeal in the first place when nothing happened?
 - i. Enforcement shouldn’t come from us. We just make the decisions.
- e. Ben: what I’ve heard from the public is that the zone feels like the “wild west.” Inconsistent application, enforcement. Confusing. People aren’t building because it’s difficult to know what the rules are.

2. Please share 1 major challenge you have with this code.

- a. Difficult navigation
 - i. Ex. three different standards for vision triangle.
- b. Last June, your packet was 300 pages long. Is this something we could improve on?
 - i. I like more information than less.
 - ii. “the applicant has the burden of proof. So I wouldn’t do anything to restrict their case.”
- c. “we have a lean board in terms of membership.” Leads to more referrals.
- d. “the board doesn’t have any constituents. We shouldn’t think of the applicants this way. We need to be as independent and impartial as possible.”
- e. Detached garages: 2 ft set back vs attached garages: 6 ft setback.
 - i. Another example of inconsistency and arbitrariness (no one has an explanation or why)
- f. “I have no training in zoning.”
- g. ****gotta get rid of the conditional use permits.****
 - i. Under new legal standards, we’ll never have the legal evidence to deny a CU
 - ii. Opens the city up to litigation
 - iii. Opens up politics to a process that should be technical.
- h. Jenna: we did get rid of most of our conditional use code maybe 2 things left).

3. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?

- a.

4. Would changes in the code allow a broader range of housing types (re: “missing middle”) to be developed?

- a. Not long ago the council asked for a resolution asking for more ADUs; not sure in practicality many people have explored it. But its good to lay the groundwork.
 - i. Height restrictions are limiting the ADU ordinance (carriage house issue)
- b. Tiny homes are not allowed within city limits. I see their value especially since they are less permanent. Can’t think of areas except downtown where tiny homes couldn’t fit into the properties. It should be the prerogative of the property owner.
 - i. Tiny homes could fall under the ADU ordinance or be an alternative to the ADU
 - ii. Could be easier to remove or move.

5. Magic Wand – changes you’d like to see

- a. 200 some odd airbnbs in the scattered across the city/neighborhoods.

- i. “I live next door to one.” I’m the night clerk. I’m the one who really knows whose there. Creates a security/public safety problem. Never have to furnish a drivers license to get into a Airbnb but you would to get into a hotel.
 - ii. Gradually swiss cheesing our neighborhoods. Has never come up to BOZA, but I hope that the code could address this.
 - 1. If I was still on the council this is the issue I would bring up.
 - iii. Dream: Zero lot lines, ease height restrictions... “but its never gonna happen”
 - iv. New construction is required to have a garage; that may not be the best policy for folks with small lots.
- b. Accessibility and understanding. My wife and I purchased a home 4 years ago and we haven’t done a lot of work because its so hard to know what you can do.
- c. Our downtown is very heavily regulated. If I rent or own a commercial building, I can only convert 1/3 of the ground floor.
 - i. I think some of these ground level commercial storefronts might be better served as residential townhome.
 - ii. And some businesses could be upstairs.
 - iii. Could make for a more vibrant downtown if we allow more flexibility.

Date: July 17th, 2025

Time: 10:00 am

Organization: Building & Inspections Department

Interviewees: Department Staff

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

- a. **moving the sign code into the zoning code.
- b. Andy:
 - i. TND development density (40 units /acre). Leads to a lot of variances.
 - ii. Washburn district—is it necessary to have it's own thing? No reason to have it.
 - iii. Vision clearance triangle.
 1. Amended the ordinance to accommodate one person.
 - iv. Put everything together into one spot.
 - v. Limit on the number of unrelated people. Leads to rezonings to allow for more unrelated people.
 - vi. Size requirements for bedrooms → that's currently in Chap. 103 (building code), should that be in the zoning code?
 - vii. Wood fence and vinyl fence not allowed in the commercial zone (only chain link). Do we even need a fence code?
 1. Example, trash enclosures. Either has to meet the code or go for a variance.
 2. Conflict between the design standards and the actual fence code.
 3. Fire dept, might have had a play in it
 - viii. Height/areas recommendations are in its own section; move them into each zoning district.
 - ix. If a fence is abutting a public sidewalk it can only 4 ft, solid. But "abutting" is not defined.
 - x. Garages: 8 ft door and 10 ft wall restrictions, but the total height is restricted to 17 ft.
 1. "we want it to be black and white: you can go up to 20 ft"
- c. Only inspected 2 ADUs; one was a remodel
 - i. 1 slab on grade
 - ii. 1 above a garage
 - iii. No off-street parking requirements.
 - iv. Limited to the number of accessory units you are allowed.

2. Please share 1 major challenge you have with this code.

- a. Reading the code itself isn't easy, especially the normal person. Hard to decipher.

- i. Should be clear for your mom or grandma to read it.
 - ii. Lot's of cross-sectioning.
 - b. The City of Onalaska is better organized. For ex. for section for accessory structures.
 - c. Height restrictions are located in a lot of different places.
 - d. Multi-family and commercial design approval process. Something more official or streamlined.
 - i. People come in to apply for permits, but its unclear if they are approved or not.
 - ii. Folks don't understand the process after final design review.
 - e. Strike the satellite disj code (out dated). Sec. 115-397.
 - f. Need to update wireless communications facilities code. Sec. 115-439.
 - g. Noxious weeds—not defined.
 - i. Pollinator gardens aren't defined int eh code and people get cited for them.
 - ii. You can't even technically have bushes.
 - h. Properties are supposed to be seeded or sodded in the residential zone.
 - i. CAN'T touch the floodplain ordinance because it's a model ord. from the DNR.
 - j. It would be nice to have FAQs on the city website. So they don't have to even go into the code; to cut down on miscommunication.
 - i. Lots of general things that could be addressed.
 - k. Code has a lot of jargon; cutting it down would be helpful. (more so in the non-zoning/sub chapter).
 - l. Driveway can only be as wide as the garage door; causes issues.
 - m. Sec. 115-339: second garages. Convolutd.
- 3. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?
 - a.
- 4. Would changes in the code allow a broader range of housing types (re: “missing middle”) to be developed?

Date: July 16th, 2025

Time: 1:00 pm

Organization: DBS Group – Design Build Construction

- Work in Rochester and La Crosse

Interviewees: Kyle Olson, Greg Towner (also a developer), and Matt Gobel

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

- b. Not so many issues, but things we've stumbled on:
- Stormwater standards: identifying early on when projects will be susceptible to certain requirements. Guidance would be beneficial.
 - Parking previously has been an issue (no longer; no set min requirement).
 - City staff is very helpful when I need help finding certain things on the website or code
 - ***a flowchart would be very helpful***
 - Pre-development meeting with staff are always very helpful.
 - Parking required behind the building; would be nice to make exceptions when there are issues preventing this in implementation without a variance.
 - "The code as its written isn't terribly difficult to figure out if you are used to reading them. I've worked in areas that are far more challenging."
 - Ex. of more challenging places
 - Other communities have a lot of third-party consultants so its hard to know who really is in charge (smaller community).
 - Larger municipalities (Rochester) have a very extensive PW Dept. that is very tricky to navigate.
 - Greg (developer standpoint): it would be helpful to know what all the fees are across the board and ahead of time. It would also be helpful to have an understanding of timeframes (feels like a mystery a lot of time).

2. Please share 1 major challenge you have with this code.

- Not ran into many challenges in La Crosse specifically.
- Lessons learned from other communities: PUDs are becoming a lot more common. There is interest in La Crosse too.
 - Communities are saying its easier to get a PUD rather than work within the existing zoning.
 - Most of the time they are larger parcels of units of land.

- e. The application process is straightforward for the most part. Used to have a list of dates when the meetings are held and the dates they need to be submitted by but had to call city staff to find a copy of it.
 - f. Can there be one person/point of contact that walks the developer through the whole process?
 - i. Not really because it has to move through different departments.
- 3. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?**
- g. Common question: why can't I have an apartment on my first floor?
- 4. Would changes in the code allow a broader range of housing types (re: "missing middle") to be developed?**
- h. Getting more into assisted living housing development. 90% of clients are relationships based.
 - i. Active projects in La Crosse:
 - i. Remodel work/renovations→ not a lot of zoning issues come up with this work.
 - ii. Done some ground up mixed-use projects; one project is slated to begin next year (remodel of the old holiday inn before the convention center)
 - iii. Most work right now is in surrounding states.
- 5. Magic wand**
- j. Big fan of creating a uniform structure for code. Rochester just implemented a UDC.
 - i. Its helpful when communities have similar structures to their codes
 - k. Identifying sunk costs and impact fees upfront is crucial.
 - l. No magic wand for financing unfortunately.
 - i. Would respond to incentives for sure. Have projects that they are waiting on are the owners getting the last bit of funding.

Date: July 17th, 2025

Time: 2:00 pm

Organization: Engineering Department

Interviewees: Staff- Matt, Stephanie, Brian, Yuri, Jamie, Tina; Ellen (Legal)

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

- a. Need to fix mobile cell tower regulations that are in the zoning code; this will lead to some revisions in chapter 40 (ROW management) it would be best to do them at the same time.
 - i. It's very preemptive.
 - ii. Engineering staff is reviewing everything except industrial and light industrial (and some instances of small resi).
- b. Utility code is really the state code.
- c. Design review is great, but industrial is falling through the cracks (Kwik Trip just keeps expanding and buying up properties).
 - i. They don't have to go through a review process.
 - ii. Some customers don't have metered water.
 - iii. Inspections also thinks that bringing industrial into the design review process would be helpful.
 - 1. Light industrial gets review if tis along a corridor.
 - iv. We just want a consistent process
 - v. Would help us catch problems and inconsistencies earlier (and not after construction has started, which has happened a few times).
- d. UW is subject to city zoning – its one of the only local regs they are actually subject to.
- e. Kyle: my struggle is opposite that many in this room. My struggle is our own internal process (interdepartmental). Making sure everyone who needs to see it, sees it. The process is buried.
 - i. Process needs to be consistent and enforceable.
 - ii. The sheer language of our ordinance is different to follow.
 - iii. Utilities gets left out of the subdivision plat process.
 - iv. Intergov—as a potential solution.

2. Developers

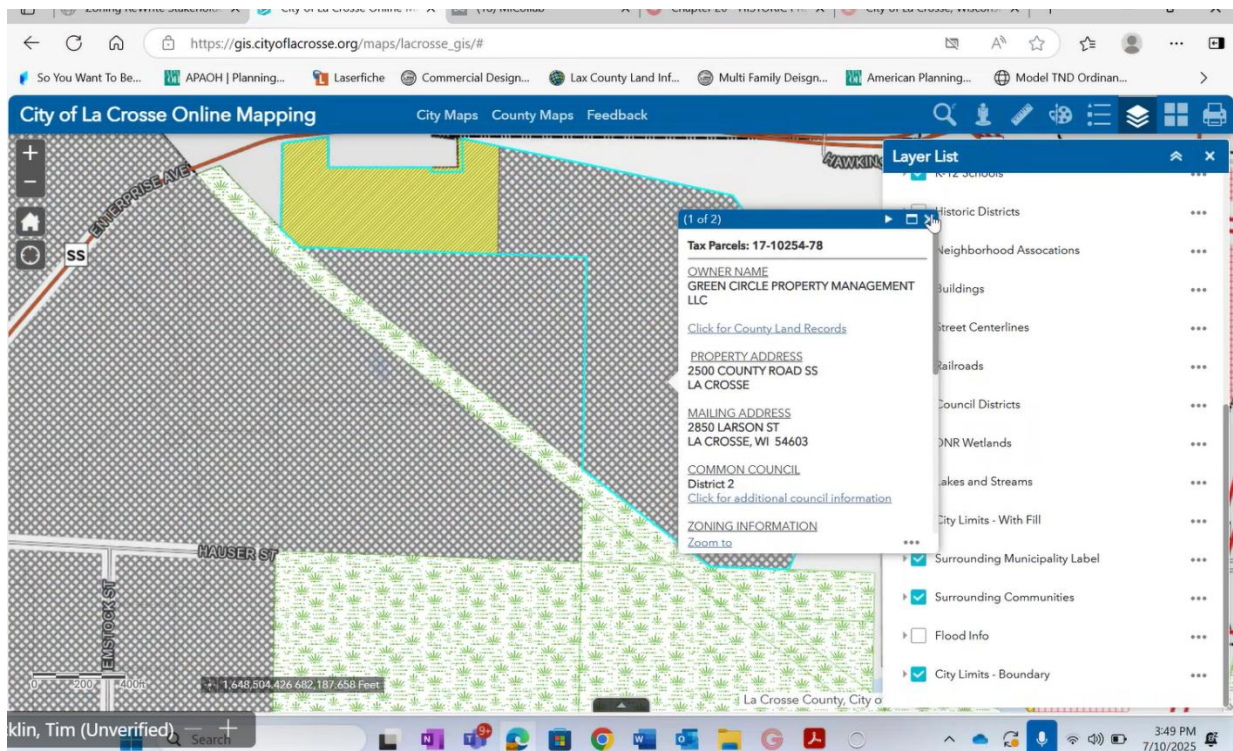
- a. Is the problem the developers or the consultants they hire? The experience is inconsistent.
 - i. Some just don't seem to get the basics (ex. parking lot standards). Leads us to having to through things over and over again.
 - ii. Parks review landscaping for basic compliance
 - iii. Lighting layouts. Expect the city to move.
 - 1. Design standards should reference broader standard bearer.

2. “Try to keep the dark sky people at bay.” We follow a lot of those standards/best practices anyway. There are dark sky advocates in the community.
 - iv. “Its all about money. They use the cheapest consultants, but then we have to deal with their mistakes.”
 1. What should have been 1-2 submittals, turns into 5.
 2. The engineering dept also wants to avoid re-work. But we find sometimes they just don’t follow the city specs. (we are saying the same thing, to the same people, over and over again).
 - v.
- 3. Please share 1 major challenge you have with this code.**
- a. Different zoning districts are treated differently by staff.
 - i. Not a consistent way across the districts of being reviewed by staff.
 - ii.
- 4. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?**
- a.
- 5. Would changes in the code allow a broader range of housing types (re: “missing middle”) to be developed?**
- a.

Friends of the Marsh, Stakeholder Focus Group – 7/10/2025 Stakeholder Focus Group

Intros:

- Ralph K: board member
 - Chuck Lee: pres. of board, founder
 - Sue: Board member
 - Rebecca: newest board member works for a nonprofit near the marsh
-
- Define what you mean by “the marsh”
 - Our mission concerns the riparian marsh within city limits
 - Heavy industrial zoning is located within the northern portion of the wetland.
 - We shouldn’t be building within flood fringe, floodway, etc.
 - In the south: residential, commercial zoning that intrudes into the marsh
 - “The edges are not clean”
 - Riverpoint district: some land has been transferred to parks that needs to be zoned for conservancy
 - “To the north there is contradictory zoning”
 - “How do we re-zone private property?” especially in the north
 - Expectation from owners to develop, but it located within the flood fringe/floodway; how do we get around private property?
 - Example of contradictory zoning: heavy industrial in the northern portion of the marsh
 - Don’t want any development of any kind in the floodway/fringe
 - Property owner is still trying to figure out what to do with the land
 - Zoning is one way to protect the land.
 - Lots of heavy equipment is being stored that they can be moved when there’s a flood; high potential for contamination.

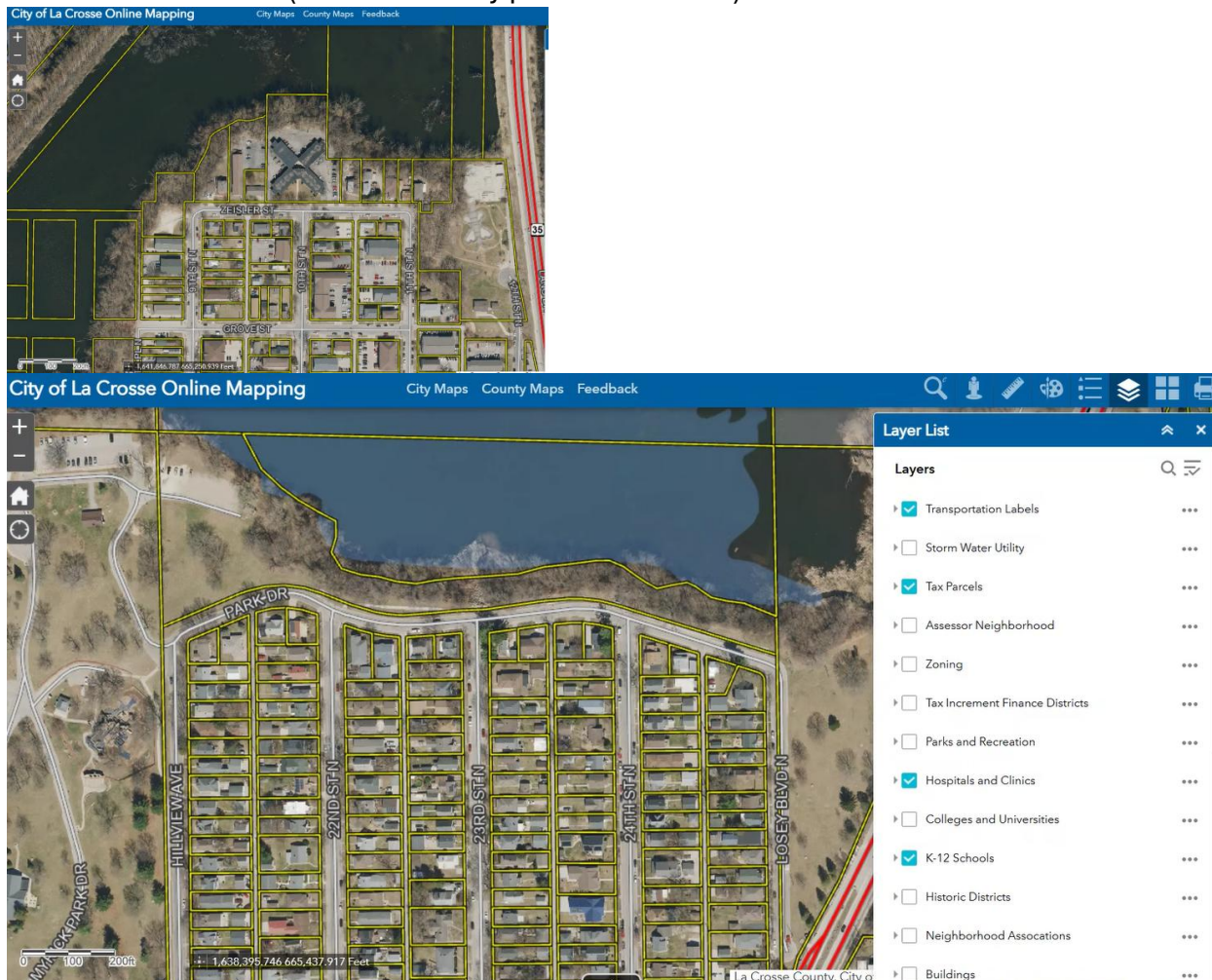


- This process is just updating the code; afterwards, will be the process of actually updating the zoning map, which is where individual property owners could appeal a potential rezoning of their property.
 - This will be mid-to late next year (late summer early fall)
 - The code update process will wrap up the middle of next year.
- Boundaries & riparian areas:

- MN root river riparian plan (across the river)
 - Goal: 50 ft of perennial greenspace on either side of the river, with incentives for landowners. Could this be done by ordinance?
 - Pervious buffer that can't be altered
- Overlapping/Abutting jurisdictions:
 - The city vs. the DNR
 - Town of Medary has jurisdiction of a small portion of the marsh and has no rules about potential discharge into the river/marsh (guns, hunting).
 - This might have to be dealt with in a parallel process.
- Drive La Crosse St along the south end of the campus; nature place; rain gardens; lateral retention basin planted with natives → good examples of improved stormwater management
 - Multi-family developments require on site/parcel stormwater management (another good practice)
 - Example of apartments that get permits from the DNR to discharge their runoff into the marsh
 - The Nature Place is a city property; used as an example to demonstrate best practices (bioswale as a buffer for runoff)
- **question for Uri in engineering → exceptions to stormwater management
- Development has been driven to the edge of the city because of the restrictions on redevelopment and dominance of SFH
 - “if it was easier to build more housing within the city (infill) that would relieve pressure off the marsh.”
 - Development and impervious surface right up to the edge of the marsh
 - Filled in marsh: UWL fields
 - “a lot of athletic fields border the marsh and in practice they act much like a parking lot.” Lots of fertilizer runoff; could have depressions built in to retain some water



- Development standards for previous surfaces and runoff are things that can be added to certain zoning districts.
 - Standards should be in place to anticipate low quality buildings eventually being redeveloped (Rose St-Copeland Ave)
 - However, we can't retrofit development standards.
- Most vulnerable place:
 - Menards
 - Single family homes near Zeisler St (a block off of La Crosse St)
 - Produce a lot of trash
 - Old, decrepit houses that are likely to be redeveloped in the long term; stormwater standards should be in place
 - Potential overlay for design standards, but don't limit it to just this area, have it apply to lots of other areas adjacent to the marsh ("marsh friendly protection zone")



- Lots of runoff going straight into the marsh; large washout during a high rainfall event.; these are more well-maintained homes, as compared to the area above.
- Pervious pavement – what's preventing broader implementation?

- High installation and maintenance costs; have performance issues (grit, debris build up). Have to vacuum out the stuff that gets filtered out
- Better in low traffic areas than high traffic.
- Vulnerable places:
 - Hwy 53
 - “Some properties need to be razed because they are within the floodway”
 - Oktoberfest grounds: redevelopment
 - Adjacent to a brownfield site (Excel)
- Magic Wand:
 - Some type of “Marsh Protection Zone/Overlay”
 - Uniform and consistent zoning for the entire marsh and its edges
 - Unified jurisdiction (“definitely need a magic wand here”)
 - **additional standards along the edges of the Marsh**

Date: July 16th, 2025

Time: 2:00 pm

Organization: Habitat for Humanity, CouleeCap, City Housing Staff

Interviewees: Kahya, Ashley, Jonah, Mara

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

- a. Kahya (Habitat): sent a letter with recommendations for the zoning code update in 2022 (comp plan process); some have been resolved but there are still some that need to be addressed.
 - i. Ex. a variance can lead to 5-6 meetings, often a night
 - ii. SFH standards are very big headache for us. The margins don't exist for us. It's heavy lift for every single home we build. Study says that WI is an especially onerous place to build
 - 1. Density is huge; getting into twinhomes, but would love to do even more
 - 2. Anything to make the process easier would help us.
- b. Ashley (Coulee): second everything Kahya said. Biggest issue is the number of meetings, and the fact that they are at night. Just to get one thing done and then your back the next month. Reducing meetings and process time directly would save us money. SFH design standards make it difficult to do our work. Doing some multi-family development through partners using tax credits.
 - i. Streamline and slim down meetings
- c. Kahya: We've tried to see if we could meet with Council or PC members to just talk with them about affordable housing (educate them). Feels like there is animosity with City Hall.
- d. Jonah (City): purchasing the parcels to redevelop. If there are major setback problems, I won't even touch it. Inconsistency with meetings is my big issue. Frustrating to not be able to predict if a variance will be approved or not (Board is inconsistent); gives you one shot to make this work.
 - i. Min. lot size is a big one for me. There are big lots that could be split so more, smaller homes can be built. But BOZA and the code make that difficult.
 - ii. Commissions pushes for owner-occupancy only. Creates issues for twinhomes.

2. Please share 1 major challenge you have with this code.

- a. Jonah: 1003 Island St (city-owned). 175 ft deep on a corner. Proposed that the parcel be split, facing Island St → dead in the water.
 - i. Would have worked in so many ways, except for the lot size requirements.

- b. Kahya: inspections and their consistency with interpretation of zoning. We've been told different things for different developments by the same department.
 - i. We left a line blank because the answer to that question was "NA" and it was accepted but did that again on another application and it was not accepted and had to have a sit down meeting to resolve the issue.
- c. BOZA is unpredictable. Long meetings.
 - i. They are also inconsistent. Denied a city-led project, but then a very similar project by a private citizen was approved.
 - ii. Haven on Main was referred to BOZA on more than one occasion.
 - iii. BOZA is appointed by the Mayor; allowed to be up to 7 but there are currently only 4. Only meet once a month.
 - 1. Why are they difficult to work with? Jonah: Big personalities and they have agendas. They have conflicts.
 - a. Tim: they have their own thoughts on how they should be reviewing and interpreting things that are different than the code.
 - b. They just deal with variances.
 - c. Kahya: there is confusion with what actually needs to be referred to BOZA; seems like there are times when something should have gone to Council, but it went to BOZA as a scapegoat/shield. Over time it seems like there been mission drift.
- d. City staff, Habitat, and Coulee feel like they are held to different standards by BOZA.
 - i. "We would love it if the zoning code was flexible enough that we didn't have to go to BOZA." Or there were exceptions for affordable housing.

3. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?

- a. Flexible standards for affordable housing:
 - i. Setbacks and lot sizes cause the most headache.
 - ii. Design standards. If we get money from the city of la crosse we had to follow the SFH design standards. The discount gets eaten up by having to follow these standards.
 - iii. Habitat gets the "stinky" complicated lots, but those are the ones that need to most amount of variances and exceptions because they are complicated (ex. nonconforming).
 - iv. Had to spend \$75 to get a signed letter from planning staff stating what the underlying zoning district for a parcel (separate one for every parcel). Additional costs and hoops for us because we are trying to do affordable housing.

- v. Habitat: it feels like we are held to different standards but than also expected to be the trial and error/creative ones. But then council gets mad at us sometimes for these things.
 - 1. Ex. modular homes

4. Magic Wand

- a. Mara: city projects should be able to do what they want. Shouldn't have to go through the same rigamarole as everyone else.
 - i. Have a zoning code that can actually combat NIMBYism
- b. A more administrative process would be helpful. But it also needs to be fairly applied. Decisions are made uniformly and apply to everyone.
- c. Jonah: make the floodplain go away on the northside.
 - i. Two separate sets of rules when you are working in the floodplain (FEMA and DNR)
 - ii. What if we let the building inspector be the first level of zoning review? (put the first part of the zoning approval process work to the folks that are working in the field).
- d. Ashley: a simplified process to get us to where we want to go. Take NIMBYs and other naysayers out of the process.
- e. It's confusing when there are city plans out there (for ex. the climate action plan) that state city goals, but then city processes get in the actual way to implementing those stated goals.
- f. Kahya: get rid of SFH standards. Apply the rules consistently.
- g. Mara: get the entire city on board that the unified goal should be building more housing. Inspections doesn't always see it that way.

Date: July 16th, 2025

Time: 9:00 am

Organization: ISG & Spies Construction

- Spies: small family-owned business. Mostly build SFH on unique lots. Been through BOZA a lot.

Interviewees: Will (sits on the building code appeals board), Chris (Civil PE), Adam (project architect); Delores Spies

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

- a. Spies: BOZA and zoning are time intensive and expensive.
 - i. Take on a lot of the weird parcels. Sometimes the city will buy the parcel, but Spies ends up developing because it would be too expensive for the city, coulee, or habitat to actually do it.
 - ii. They work on a lot of La Crosse Promise homes.
 - iii. Not currently building in La Crosse – nothing is available. She drives around town to find good opportunity.
- b. ISG (Will): you can tell the city's code is antiquated in comparison to other cities.
 - i. Goal should be to basically eliminate anything having to go through BOZA.
 - ii. I'm a big component of approving things by right.
 - iii. I'm anti-neighborhood associations. Begins as well intentioned, but turns into a force for NIMBY-ism.
 1. Comes up for anything larger than a quadplex.
 - iv. La Crosse has a reputation in our firm for being hard to develop it because of the citizenry and the process. Planning staff are great.
 - v. Lifelong resident of La Crosse. I want to see it grow,
 - vi. A lot of unintended conflict between what they say they want (affordable housing, climate crisis, etc) and what they actually have control over which is housing density.
 1. Their actions don't match their words. Lack of education.
 - vii. Council people don't understand that making firms go to tons of different meetings is very costly.
 - viii. A major driver of housing affordability is regulations. We have to figure out how to build more housing.
 - ix. No administrator, strong council, weak mayor.
 1. We need to take power away from the neighborhood associations.
- c. ISG (Chris): I like the design review process; preliminary meetings are good.
 - i. It would be nice for the sections to all be compiled in the same place.
 - ii. Use tables!

- iii. Challenges with TND. 12-unit townhome with a community garden onsite, but those two separate uses and therefore required it to be rezoned as TND.
 - 1. Need to make community gardens permitted by right in all resi districts.
 - d. ISG (Adam): overall design review process is helpful. Don't find it too restrictive. Certain districts and neighborhoods could have specific form based standards and would help take other interests off the table.
 - i. TND – had a project that exceeds the density limit. And didn't allow resi on the first floor.
 - e. Engineering and architects sometimes take more risk than developers because we don't get paid until later.
 - f. Delores: biggest complaint is the timeframe.
 - i. She typically gets the request she asks for; rear set backs.
- 2. **Please share 1 major challenge you have with this code.**
 - a. Current code requires you to do damn near complete civil/architectural plans—when you are going through TND, PUD, or having to go through a rezoning.
 - i. Form based code could also basically solve this problem.
 - ii. The design size of things is fine, it's the process.
- 3. **What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?**
 - a. Density. Horizontal and vertical stacking.
 - b.
- 4. Would changes in the code allow a broader range of housing types (re: “missing middle”) to be developed?

Date: July 16th, 2025

Time: 3:00 pm

Organization: Makepeace Engineering, Roush Rentals

Interviewees: Jamey & Nick

- Roush; multi-family housing developer; manage everything we build)
 - “middle of the middle;” workforce housing. Don’t like to do anything less than 24 units, but its all site specific. Biggest building is 68 units.
- Makepeace: small civil engineering firm based on Onalaska. Helping folks gets through red tape
 - Issues when regulators and reviews don’t understand the ordinances. This is often state folks and even municipal folks.

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

- a. Are their communities you like working with more or less in the area?
 - i. Differences have more to do with staff and personalities than it does with different codes.
 - ii. Makepeace: my engineering fees are higher in La Crosse than Onalaska, but they are quickly catching up.
- b. Roush: multi-family housing reg/standards. They were developed myopically with student housing in mind at the time (no consideration of senior housing). Very prescriptive.
 - i. A lot of subjectively. Leaves the door open for NIMBY arguments.
 - ii. Needs layers for different uses.
 - iii. More by right allowances.
- c. Roush: stormwater regulations are stricter than the DNR. Have to spend more money working with Makepeace to make the reg work.
- d. Roush: the process. I know the process, so it’s not that difficult, but a lot of developers are whiners.
 - i. When the process is deep and expensive that can determine developers from wanting to work in your community or going to another one with less friction.
- e. Makepeace:
 - i. R-5 and R-6 setback requirements push people into PUD and TND
 - ii. Throw out the lot requirements for R-5 and R-6 entirely.
 - iii. Makepeace: Adjust the TND district; I love the PUD.
 1. What I don’t like about these districts is introducing politics into the process via public hearing.
 2. I want to be able to work directly with staff, and not have to through a bunch of committees.
 - iv. Roush: every project we’ve done has been TND or PUD. We’ve never been able to work within the ordinance.

- f. Roush and Makepeace both think it was a mistake to get rid of parking minimums.
 - i. Nick: the riverpoint district is going to be majorly under-parked and will be a perpetual problem.
 - ii. Makepeace: is a community with a better public transit system, it makes sense. But it doesn't make sense here. It creates a very expensive problem to solve later.
 - iii. Nick: I don't have a single tenant under the age of 70 that doesn't have a car.

2. Please share 1 major challenge you have with this code.

- a. Subdivision:
 - i. Requiring a plat for something that the state stats wouldn't require.
- b. Transparency is key to avoiding rework.
 - i. Fragmentation. Have all the information you need for a specific project in one place.
 - ii. Make it clearer with that people need to do right off the bat.
- c. Don't "through the baby out with the bath water"
- d. Multi-family design standard:
 - i. Weirdly specific and strange stormwater infiltration (parking lot section)
 - ii. Landscaping design is required too early; we don't have that person involved in the project as early as required by the process.

3. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?

- a.

4. Would changes in the code allow a broader range of housing types (re: "missing middle") to be developed?

- a. Nick: all of La Crosse's employers are 10% short on workforce, and yet our rental housing is at 1%. All the rentals are filled. Big city developers aren't coming to La Crosse. Lack of housing is the biggest roadblock to economic growth.

Date: July 16th, 2025

Time: 4:00 pm

Organization: Nicolai Development

- Been developing for 2 decades now. Did a lot of development on the north side where Menards used to be.
- Primarily do multi-family resi. Manage the properties they build.
- Manage about 700 units right now. “don’t use the word problems. Use solutions”

Interviewees: Steve and Nate

Questions

- 1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?**
 - a. Own several sites that they haven’t developed yet
 - i. Working towards it, including TIF requirements. Looking at a project downtown. Just finished a PUD project.
 - ii. Steve was on the architectural review committee in 2010.
- 2. Please share 1 major challenge you have with this code.**
 - a. Nate thinks the design review process was kind of weird. Trying to take notes from all the different city departments.
 - b. Steve: things have always been pretty good with city hall. Work well with Tim.
 - c. Steve was the president of the La Crosse Apartment Association (Landlord Association) and then your automatically include in the statewide association. “Sometimes it goes a little negative. Becomes a whining association.”
 - i. Had a branding issue for some time. Larger landlords felt like they didn’t need to be apart of it.
 - d. Was doing raingardens before it was popular.
 - e. Haven’t had issues with parking or the sign code.
- 3. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?**
 - a.
- 4. Would changes in the code allow a broader range of housing types (re: “missing middle”) to be developed?**
 - m.

Date: July 16th, 2025

Time: 9:00 am

Organization: Paragon Associates

- Consultant; civil engineering (stormwater)
- Firm often hired to help navigate city process

Interviewees: Jeff

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

- a. “don’t over change it.” We work in 20 different communities and each community has a certain “rhythm” that we are used to. Biggest challenge is having to start over.
 - i. Don’t put sections buried inside sections that don’t belong (West Salem); We refuse to work in West Salem because their code is so hard to follow.
- b. The code is working. “your [subdivision code] has always been easy to follow in my opinion.”
 - i. “the process is easy to follow.”

2. Please share 1 major challenge you have with this code.

- a. The way standards are referred to in the code isn’t clear.
 - i. Ex. Vision triangle clearance
 - ii. Put all of the site development standards in one place.
- b. For zoning, the TND process was “the most frustrating process of my life.”
 - i. Acts like a PUD.
 - ii. The zoning should operate like a preliminary and final plat. The final shouldn’t even go to council; have the plan commission have the final say at the preliminary level. Have a public hearing at the plan commission level.
 1. All TND processes should fit into either the residential or commercial design standards.
 2. The frustrating process he’s referencing took place beginning in Oct 2024 through spring of this year; the code changed in the middle of the process. Had to get a variance for the density.
 3. Had initial approval before the ordinance changed and then when it when for finalization the standards were different.
 4. Was working in an industrial parcel, so resi/commercial standards didn’t apply.
- c. TND zoning: feels like two separate applications. Shouldn’t feel like I’m starting from scratch.
 - i. Submitted a lot of information with the preliminary application and didn’t get any feedback from engineering.

1. Tim: I'm not sure how we can solve that problem through this process. Jeff: put it in the code (ex. must have comments back within 10 days).
 2. Engineering said "we don't have to review it because it's not final."
 - ii. There is an option to do the TND process as a "one step." However developers was assurances of approval before they invest a lot of time and money.
 - iii. Tim: my overall goal with this project is that people won't have to used the TND process, and people won't have to use special zonings.
 - iv. Jeff: we used TND because it was a mixed-use development (resi and office together on the same floor).
 1. The solution is a mixed use zone—which we don't currently have. Need to allow resi on the ground floor as a permitted use.
 2. Need to have neighborhood scale mixed use and higher density mixed around corridors. Relate the zoning districts to the scale and character to what we have in the city today.
 - d. La Crosse is a *redevelopment* community. Different community than when I started.
 - i. The market drives what the developer will propose to you, and what the developer can offer is driven by the code.
 - ii. Don't let the code drives what happens; let the community needs and market demands drive the code.
 - iii. "Developers are inherently market driven."
3. **What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?**
 - a. Density—how we define density needs to be addressed.
4. **Would changes in the code allow a broader range of housing types (re: "missing middle") to be developed?**
 - a. Mixed-use zoning.
 - b. There is clarity and direction in the comprehensive plan that isn't getting translated into the zoning code.
 - i. Jeff: make sure that the comp is relevant. Tim: was intentionally left vague in our comp plan to allow flexibility (not tied to specific lots).
 - c. "The typical zoning districts work."
5. **"I don't have an issue with the subdivision ordinance. We know the quirks and it would be more difficult to re-learn a new code at this point."**
 - a. Just becomes a problem when things are reworked.
 - b. Unless there is something specific that the city is trying to achieve, then don't change it.

6. Are there other communities you can reference that have easier codes to navigate?

- a. Not really. Some of them are more intense (ex. River Falls; it's extremely specific and at the same time it's very predictable/straightforward).
 - b. West Salem: they don't even follow their own code. It's bizarre.
 - c. Holmen and Onalaska: very easy to work with. They don't have design standards**
 - i. There's a lot of staff discretion in Holmen. The Village trusts us that we will put together a good landscaping plan.
 - ii. Potential issue is if the staff or administration in Holmen changes, and then the process changes.
 - iii. Would you rather have a River Falls or Holeman situation? Jeff: Holmen.
 - iv. Jeff has primarily been working with the school district and commercial in Holmen
 - d. Onalaska: give the public works director a lot of authority when it comes to stormwater management.
 - i. Small sites are easier to navigate there.
 - ii. La Crosse should give staff more discretion on stormwater management on small lots; currently hindered by the ordinance (which is a different chapter than zoning + sub.
 - 1. One set of stormwater standards for the WHOLE city. Poses challenges to downtown.
 - iii. "Putting a really big burden on a small piece of land." Over an acre and then the DNR
 - e. "The system you have here is good. I can't believe how quickly you turn things around."
 - i. "I like the design review process"
7. ** "We don't do site design. We design around stormwater." **
8. Can't do water infiltration. The solution to stormwater is infiltration, and the code doesn't allow us to do that.
9. "We do porous pavement regularly. The maintenance issue is that people don't do the maintenance."

Date: July 16th, 2025

Time: 11:00 am

Organization: River Architects

Interviewees: Val (moved here 50 years ago from Philly and lived in town), Matt (3 years w/ River, NC roots), Noah (intern, grew up in this area), & Mike (been here just as long as Val)

- “three of us are homeowners, so that’s another perspective”

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?
 - a. Design vs. dimensional standards
 - i. Matt: my feeling is that the design standards aren’t really helping. They are pretty easy to meet in a half-hearted fashion. Leads people to meet them in a superficial way. It becomes one more hurdle.
 1. Both site design and building design.
 - b. Mike: Bentonville, AK → they sell a lifestyle there and people have bought into it. It’s not legislated, its survey.
 - i. La Crosse is moving in this direction (outdoor rec, trails)
 - c. Campus work: may or may not be totally beholden to the city’s code
 - i. Val: The campus has edges (the private property across the street). A recent test was the parking structure on the NW corner of campus near the fine arts center.
 1. The character of that neighborhood has changed a lot over the 50 years (asphalt and big boxy apartments).
 - ii. River did the master plan for the campus with SmithGroup/JJR
 - iii. Chancellors are less interested in acquiring.
 - d. Working with private customers near campus
 - i. Navigate the code isn’t the word, it’s more accept.
 - e. Mike - my three topics:
 - i. Residential density – buildable open area (ratio). Really restricted what we could build on the resi lots.
 - ii. Garage setback – different setbacks for attached or detached (who cares? Make it go away).
 - iii. Height limitations on smaller structures – crazy low numbers; really limits what can be down.
 - iv. Variance process – The boundaries between the townships and La Crosse are difficult to navigate and discern. It would be nice if there would be one code between the city and all the towns.
 - v. Think there should be more PUD for urban residential development.
 1. Pet peeve: pocket housing. Turn the house inwards but turns their backs on the rest of the neighborhood.
 - vi. Look up project in Nashville, TN: removing old housing and replacing with townhouses (putting two homes on the same lot).

1. Creative ways to change the setbacks and require the setbacks.
2. Please share 1 major challenge you have with this code.
 - a. Is there a way to build in accountability into the code?
 - i. Post occupancy evaluation would be an architectural parallel.
 - ii. Is there some way to evaluate if the thing got done the way we set out to?
3. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?
 - a. Appreciate what was done with the ADU ordinance. Owner-occupied requirement was a clever middle ground.
 - i. Having a similar requirement for duplexes could be an option. Could be a way to de-center developers in this conversation and lead more homeowner-drive redevelopment (bottom up).
 - b. Val: The sanctity of the SFH lot needs to be addressed. What is the balance point between attachment to that concept and the openness to integrate broader thinking. ADU is a good start, but the missing middle expands the conversations.
 - i. McHarley Lane: small resi development from early 2000's. No alleys, very traditional, porches close to the road, garages off to the side, smaller lots. It was a challenge even at the time.
 - ii. Interest in acquiring and consolidating lots to build a cottage cluster type development.
4. Would changes in the code allow a broader range of housing types (re: "missing middle") to be developed?

5. River's Areas of work:

- a. Yes: Commercial/residential, civic (healthcare), churches, historic preservation, and campus
 - i. Most resi work is SFH; multi-family is not a huge portion of portfolio.
 - ii. Do a lot of work directly with the city on their smaller projects; neighborhood parks. Touched almost every parks with the park and rec department. We are in touch with the neighborhoods.
- b. No: retail, industrial
- c. One of biggest clients is UWL, starting in 1990 into the present.
 - i. Also work in Madison, Platteville, and Eau Claire
 - ii. Gives perspective on differences between cities
- d. Work in a 3-hr radius of La Crosse (tri-state)
- e. Matt: why I live in La Crosse → bike trail connectivity and marsh trails connectivity.

- i. Awkward experience where zoning became a factor: La Crosse St and Mosey Blvd development (Heeders/Heaters?). Resistant neighbors that don't want any change were weaponizing the zoning code (parking standards specifically) in their favor. The code wasn't encouraging things to make things better. "Not pushing the design beyond some bare minimum state."
 - 1. Parking min for multi-family requires a variance. May no longer be the case since change.

Date: July 17th, 2025

Time: 8:30 am

Organization: REACH Center - Underrepresented Populations

- Service provider hub for those experiencing housing instability
- YMCA, behavioral health services, salvation army, and many more
- First of its kind hub is WI; other communities working to duplicate
 - Offering up additional, affordable

Interviewees: Kim (program development director for CouleeCap); Jason (entirely free clinic, pharmacy);

Questions

1. Rodney; Community member
 - a. Came to La Crosse from Atlanta many years ago; “should have had a place like this a lot earlier.” Currently experiencing homelessness. Had a place last year but it was infested with roaches. 20 years in the military. Working with someone at the REACH Center now to find an apartment. The homelessness problem in the La Crosse has been going on for a long time.
 - i. Trying to get into county housing.
 - ii. Doesn’t want to live with a lot of other people. Wants to live alone, which makes it even more difficult to find a place.
 - iii. “Being homeless is very dangerous. It’s not fun. Wouldn’t put it on no-one.”
 - iv. A new apartment opened up with 13 units set aside for people who are homeless, but the application itself it’s a huge barrier in and of itself.
 1. **need even lower barriers for these folks**
 2. Have to have a case manager, do a sit down interview. a
 3. Not even half of the units are currently filled.
 - v. **huge issue: landlords providing far less than livable housing. And they get away with it in part because of the housing shortage.
2. REACH Center
 - a. Had to deal with sooooo much to get all the zoning approved for the renovation
 - b. Have to deal with a lot of NIMBY-ism with the neighborhood. Get way too much attention and scrutiny for any “mistakes.”
3. Couleecap
 - a. Community Action Agency (programs rolled out in the 1960’s with LBJ’s “war on poverty”); really big in the La Crosse county. Mission is essentially to fight poverty, through a variety of services and programs. Oriented towards those who are low income.
 - i. Homelessness to home-buyer. Food pantry, food security programs, employment development.
 - ii. Operate in 4 counties
4. St. Clare Health Mission

- a. Free health clinic for the uninsured (once or twice a week). Specialist clinic once a month. Do street medicine, farm medicine.
 - b. Community health workers in both Gunderson and Mayo.
 - c. Serve folks who are experiencing homelessness.
 - d. No governing body for free clinics in WI.
 - e. 95% of who we serve are employed; but this likely to change over the next 6 months with the new federal Medicaid cuts.
- 5. Top Issues:
 - a. Lack of *actual* affordable housing.
 - b. Lack of treatment and sober living for women.
 - c. Housing people with high barriers, low income, or no income.
 - d. Lack of shelter space. If we had affordable housing, we could get people in and out of shelters more quickly.
 - e. Funding. We lack staff to even serve all the people.
 - f. Both an infrastructure problem and a process/red tape/application process.
 - i. And the root of both is funding.
 - g. HUD: Coulee gets grants every year for permanent supportive housing. They have a scoring system that gets people in need more directly.
 - i. Local housing authorities—even though they are getting money from HUD—they have different rules and screening that kick people out.
- 6. Local Landlord Associations
 - a. Very organized group; the demand is greater than the supply so they have all the power. They say we are business not a charitable organization.
 - b. Larger landlords may not be involved in the group because they don't need to be.
 - c. The folks at the REACH center have tried many times to work with the landlords to try and find solutions, and they are very difficult to work with.
 - d. "There are a lot of landlords in this city."
- 7. 2219 Lofts – success story for set asides
 - a. Couleecap is the liaison between units and homeless community.
 - b. Really great manager to work with who understood the mission.
 - c. Couleecap was able to push back on the screening requirements to make them looser. Were able to switch
- 8. Another barrier for folks is being on the sex offender registry.
- 9. Homeless pop
 - a. ~270 people in the pathways program (city-county collaboration)
 - b. Unaccounted for: living in motels, doubling up with friends and family, camping.
 - c. Kim says 20 years ago the homeless population was not nearly as visible as it is today.
 - i. Not keeping up with the trends.
- 10. Zoning Issues
 - a. Unrelated rule (rooming house aspect); no clear.
 - b. LIHTC → requires a community room

- i. These rooms are difficult to include in current zoning, so projects have to use TND.
 - c. The reach center ran into issues with the 50% rule for renovations.
 - d. Can the REACH Center and the Salvation Army's building have a special zoning designation that makes its easier to do renovations? Currently very difficult.
 - e. The organizations are already doing enough—let's not add red tape on top of them.
 - f. Don't have a good way to zone for shelters. They try to go "commercial" but they have to shuffle people out every 28 days (like a hotel).
 - g. Youth shelter (rymes) just now has the ability for people to stay over night
 - i. Issue with the definition of "bed"
 - ii. Similar for "warming shelter"
 - h. Ideally would like a non-religious shelter. More welcoming to LGBTQ.
11. Magic Wand:
- a. Nancy: accessible/attainable units, that are low barrier.
 - b. Kim: don't create zoning that marginalizes already marginalized folks, even unintentionally.
 - c. Nuche: second Nancy.
 - d. Rodney: Everyone that's entitled to housing can get it. Everyone needs it. Give people a second chance. "everything free ain't good for you."
 - e. Megan: the whole community would have trauma-informed care, more empathy and understanding.

Date: July 17th, 2025

Time: 11:00 am

Organization: Vantage Architects, Weiser Brothers

- Weiser: general commercial construction
- Vantage: commercial architecture

Interviewees: Jeff & Cathy (Vantage), Brian (Weiser)

Questions

1. What are the top three issues with the code from your experience (can be urban/performance/landscape standards, districts, administration, approval process or other)?

a.

2. Please share 1 major challenge you have with this code.

a. Eliminating parking requirements

i. Ex. Millennial Project. Had to fit a rehab project to the existing surface parking lot, which created limitations. (fit the design to the parking).

1. The new code would have given more flexibility.

2. Stormwater: b/c it was a new site they didn't have to meet all the stormwater requirements. But when they built a new building on the site a year later all the requirements changed. Had to go through full commercial design review. Had to rebuild a completed stormwater system to meet the city higher standards than the DNR.

ii. Redevelopment of sites get really tricky with meeting the stormwater regs.

iii. We have to be really proactive with talking with our clients to prep them for future projects and phases.

b. The design standards require that the city's stormwater regs be met, but they are in another chapter. So can't be changed directly through the process, but maybe the design standards can be.

c. Design review process:

i. Issue: once the process has been completed but a change comes up afterwards, do they have to re-do the process from scratch? Unclear who are supposed to talk to.

1. Would have to get a variance to do the signage on a public/semi public zoned property.

ii. Signage comes up in almost every project we do.

iii. Conflict between clients that have national standards butting up against local sign code standards.

d. Haven on Main Project → conflict with new TND density requirement.

e. Pump house project → **Fire Districts**. It's difficult to figure out if you are in the fire districts or not. Not currently mapped!! Insanely arcane language to try and determine the geographic area.

- i. This was revealed after a lot of work and variances had already been worked though and were finally ready to get a permit.
- ii. River point district is also located within the fire limits districts.
- iii. Process: historic building, so they had to go through the historic preservation commission (not commercial design standards).
Disconnection between state and local preservation standards.
 - 1. Lessor standards for really small additions? Build in the ability for their to be staff discretion for small projects.

- 3. What is the best way the code and urban regulations can provide/encourage/support a larger and broader range of housing choices in the city?**
 - a.
- 4. Would changes in the code allow a broader range of housing types (re: “missing middle”) to be developed?**

City of La Crosse, Wisconsin

PROJECT TEAM:

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Mike Lamb, Mike Lamb Consulting mlambnet@gmail.com



DATE:

May 29th , 2025

LA CROSSE ZONING AND SUBDIVISION CODE UPDATE

Housing Week

La Crosse Housing Week was a major success, generating strong community interest and engagement around housing, zoning, and the future of development in the city. Thank you to all the partners for allowing our presentation to be apart of the week.

Events throughout the week were well-attended by a diverse group of residents, stakeholders, and community leaders. Our presentation encouraged dialogue, with many participants contributing thoughtful questions, comments and personal insights.

Survey Update

As of Tuesday 5/27, we have received 617 responses to Community Survey #1. The survey will be open until June 30th. Please share the survey with your connections throughout the community. The survey is available on forwardlacrosse.org.

Below is a brief analysis of the responses so far. This is very high level as we will provide a full analysis when the survey closes. Thus far -

- 73% of respondents are homeowners, with many having lived in the city for 11 or more years.
- We're seeing a broad range of age groups represented.
- Most respondents agree or strongly agree with statements regarding high-density and low-density residential buildings, as well as neighborhood-related questions.
- The only statements with less agreement were:
 - "Situate closer to the street than they typically are today"
 - "Set back the top stories of the building to better improve compatibility with the surrounding neighborhoods" (in reference to multi-family/high-density residential buildings).
- Open-Ended Question Themes
 The open-ended question asked about concerns related to property regulations (e.g.,

PROJECT UPDATE

setbacks, height, landscaping, stormwater, lighting, parking, noise). A quick tally of common themes shows top concerns include:

- Parking
- Noise
- Overly burdensome regulations
- Restrictions limiting density and housing flexibility
- Stormwater infrastructure
- Building heights

Focus Groups and Interviews

These will primarily take place throughout June.

For any in-person focus groups or interviews, we're tentatively looking at June 30 and July 1st, as our project team will be in town for the Planning Commission Meeting.

Project Next Steps

- Stakeholder Interview Discussions
- Code Diagnostics
- Specific Code Approaches

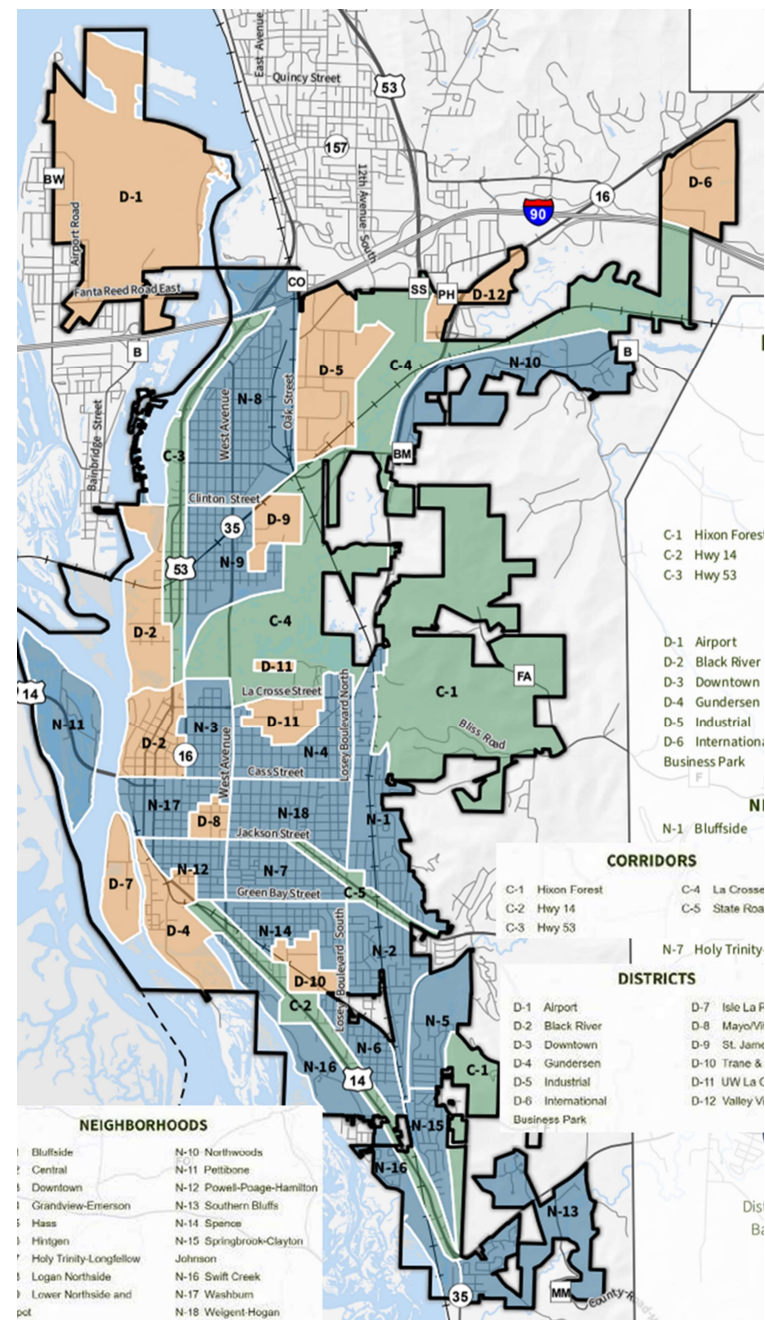
Built Form Study | Districts

Based on the Comprehensive Plan NDC framework, the Built Form Study samples the typical development pattern for each of the neighborhoods, districts and corridors as identified in the comp plan to better understand the physical dimensions of building type, site plan, street frontage and block pattern as well as other conditions.

Districts

D-1 thru D-12

D-1 Airport and D-12 Valley View Mall not included



Built Form Study | Plate D-2: Black River

NDC Framework: District



Urban Pattern



Built Form Examples



Notes

- Existing zoning: M1 Light Industrial, M2 Heavy Industrial, R1 Single Family, C1 Local Commercial, C2 Commercial
- Character area: Industrial small lot
- Key intersection: Hwy 53 & Monitor St, Hwy 53 & Copeland Ave
- Parcel pattern: Large rectangular lots fronting side streets; small rectangular residential/commercial lots with alley fronting Hwy 53, most lots are 25-50 feet wide and 140 feet deep
- Scale: Industrial area has medium to large 1-2 story structures
- Yards: Buildings on streets off of Hwy 53 generally have 20-foot setbacks (40 feet from road)
- Parking: Surface lots (paved and gravel) for industrial/commercial
- Materials: Lap siding (vinyl and wood), concrete, stucco
- Street: 50-65 foot ROW with limited sidewalk coverage on side streets, with no sidewalks; Hwy 53 has 70-100 foot ROW with 6-foot sidewalks on one or both sides
- Alley/Service Drive: N/A

Built Form Study | Plate D-4: Gundersen

NDC Framework: District



Urban Pattern



Built Form Examples

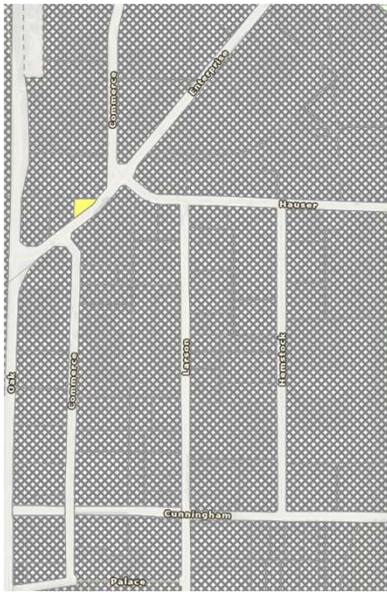


Notes

- Existing zoning: Public and Semi-Public & PD Planned Development
- Character area: Campus/medical
- Key intersection: South Ave & 7th St
- Parcel pattern: Large irregular lots abutting an access road on at least one edge; Main hospital is 50 ft from road,
- Scale: 5-7 story medical buildings and residential halls
- Yards: Most building are placed near property line with setbacks of at least 25-30 feet (with deeper setbacks on sides with large parking lots)
- Parking: Surface parking, parking ramps, limited street parking
- Materials: Masonry, glass
- Street: 100-foot ROW width for 7th street with 8-foot sidewalks on both sides, 90-foot ROW width for South Ave with 10-foot sidewalks on both sides; limited sidewalk coverage on side streets
- Alley/Service Drive: Sidewalk network that can be used between buildings (most sidewalks are 8 feet wide)

Built Form Study | Plate D-5: Industrial

NDC Framework: District



Urban Pattern



Built Form Examples

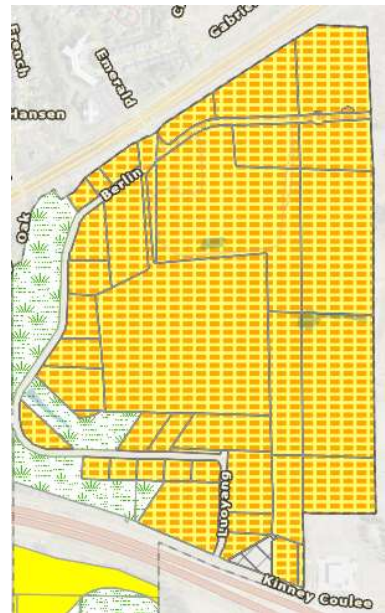
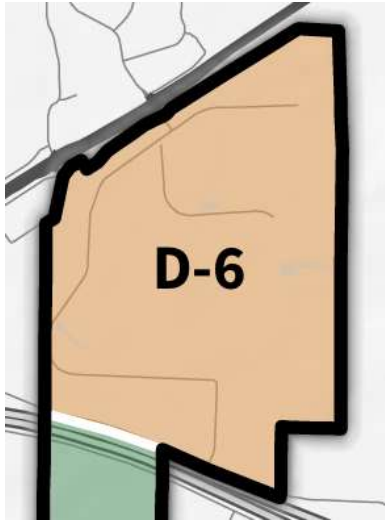


Notes

- Existing zoning: M2 Heavy Industrial
- Character area: Industrial large lot
- Key intersection: Oak St & Enterprise Ave
- Parcel pattern: Large irregular lots fronting Enterprise Ave and side streets
- Scale: Large floor plate buildings not exceeding 100 feet in height
- Yards: Shallow setbacks from roads and neighboring buildings
- Parking: Large surface parking lots, some parallel parking on each side of street
- Materials: Vinyl lap siding, masonry, metal panel
- Street: all streets have 60-65 foot ROW; Enterprise Ave and Larson St have 6-foot sidewalk on one side with 3-foot grass road verges
- Alley/Service Drive: N/A

Built Form Study | Plate D-6: International

NDC Framework: District



Urban Pattern



Built Form Examples

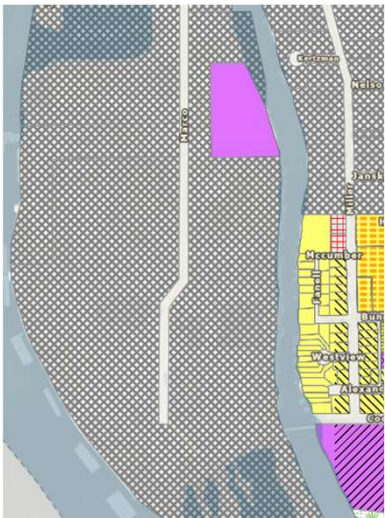


Notes

- Existing zoning: PD Planned Development
- Character area: Industrial large lot
- Key intersection: WI-16 & Berlin Dr
- Parcel pattern: Large irregular lots fronting Berlin Dr
- Scale: Large floor plate buildings not exceeding 2-3 stories
- Yards: Buildings with parking behind/beside have shallow setbacks fronting Berlin Dr; some buildings have surface lots in front
- Parking: Surface lots for all buildings, no street parking
- Materials: Masonry, metal panel
- Street: 65-foot ROW with no sidewalks; apparent 10-foot walking paths running through center of business parking and connecting to sidewalk on WI-16 & N Kinney Coulee Rd
- Alley/Service Drive: N/A

Built Form Study | Plate D-7 Isle La Plume

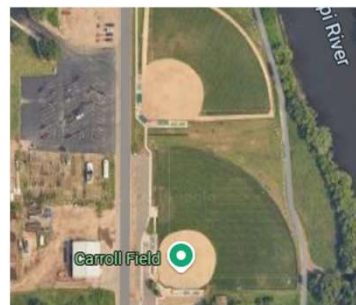
NDC Framework: District



Urban Pattern



Built Form Examples



Notes

- Existing zoning: M2 Heavy Industrial & Public & Semi-Public
- Character area: Industrial large lot
- Key intersection: N/A
- Parcel pattern: Large irregular lots fronting Marco Dr
- Scale: Large floor plate 1-4-story buildings
- Yards: Buildings on streets off Marco Dr setback 10-20 feet from ROW (parking of cars in the setback area)
- Parking: Large gravel surface lots (except two large paved lots)
- Materials: Vinyl lap siding, masonry, metal panel
- Street: 60-foot ROW with no sidewalk coverage
- Alley/Service Drive: N/A

Built Form Study | Plate D-8: Mayo/Viterbo/FSPA

NDC Framework: District



Urban Pattern



Built Form Examples



Notes

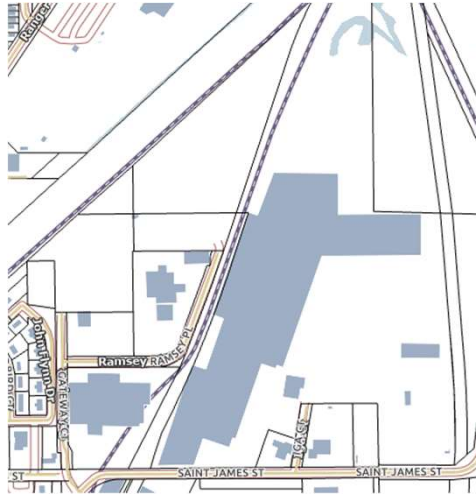
- Existing zoning: PS Public and Semi-Public, C1 Local Business
- Character area: Campus/medical & educational
- Key intersection: West Ave & Jackson St, West Ave & Market St
- Parcel pattern: Large rectangular lots fronting side streets abutting an access road on at least one edge; large commercial lots along West Ave
- Scale: 5-15 stories medical buildings; 3-5 story academic buildings; Few 1-story commercial buildings
- Yards: 50-80 feet from West Ave ROW; 10-15 feet from other side streets ROW
- Parking: Surface parking, parking ramps, street parking on side streets
- Materials: Masonry, glass
- Street: West Ave 80-foot ROW with 6-foot sidewalks on both sides; 65-70-foot ROW on other roads in district with 6-foot sidewalks on both sides
- Alley/Service Drive: Several driveways into parking lots off side streets; extensive sidewalk network in both medical and academic campuses (most sidewalks 10-15 feet wide)

Built Form Study | Plate D-9: St. James Industrial

NDC Framework: District



Urban Pattern



Built Form Examples



Notes

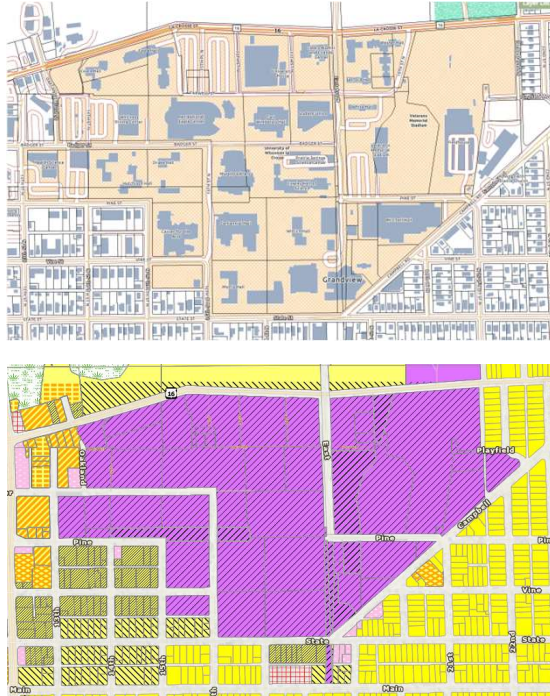
- Existing zoning: M2 Heavy Industrial
- Character area: Industrial large Lot
- Key intersection: N/A
- Parcel pattern: Large irregular lots fronting Saint James St
- Scale: Large floor plate 1-2-story industrial buildings
- Yards: Large building set back 0 feet, others between 30-175 feet with parking lot in front or behind buildings
- Parking: Large paved surface lots
- Materials: Vinyl lap siding, masonry, metal panel
- Street: 60-foot ROW with no sidewalk coverage
- Alley/Service Drive: N/A

Built Form Study | Plate D-11: UW La Crosse

NDC Framework: District



Urban Pattern



Built Form Examples



Notes

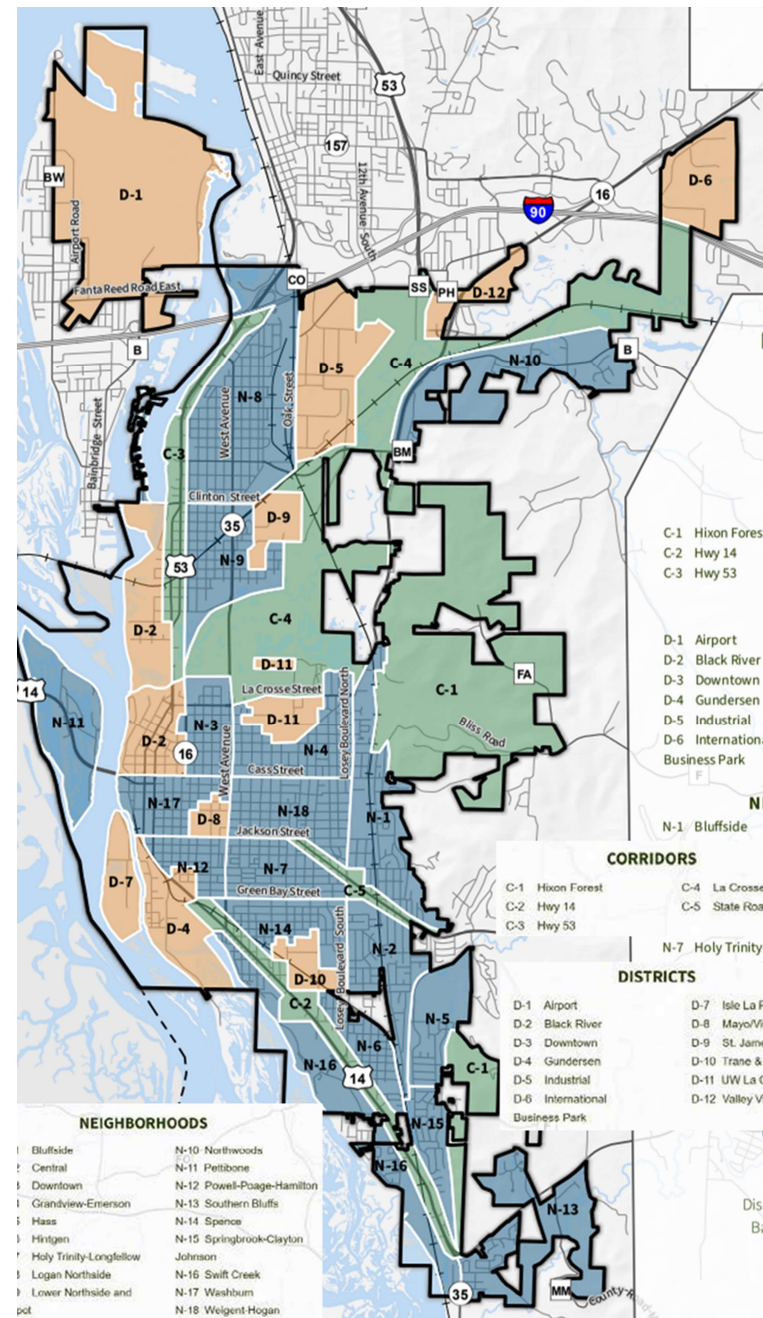
- Existing zoning: Public and Semi-Public
- Character area: Campus/educational
- Key intersection: La Crosse St & East Ave, La Crosse St & Losey Blvd
- Parcel pattern: Large rectangular lots abutting an access road on at least one edge; most lots are 300-370 feet deep
- Scale: 2-5 story academic buildings and residential halls
- Yards: Most buildings are placed in center of parcel with setbacks of 30-40 feet from each property line
- Parking: Surface parking, parking ramps, limited street parking
- Materials: Masonry, glass
- Street: 65-foot ROW with 7-13 foot sidewalks on each side; curb cuts for surface lots and drop-off points
- Alley/Service Drive: Extensive sidewalk network that can be used by university vehicles (most sidewalks are 10-20 feet wide)

Built Form Study | Neighborhoods

Based on the Comprehensive Plan NDC framework, the Built Form Study samples the typical development pattern for each of the neighborhoods, districts and corridors as identified in the comp plan to better understand the physical dimensions of building type, site plan, street frontage and block pattern as well as other conditions.

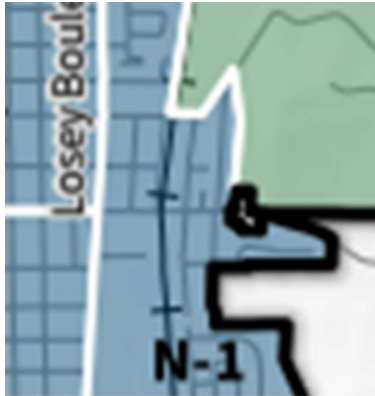
Neighborhoods

- N-1 thru N-18
- N-2 Central, N-3 Downtown and N-11 Pettibone are addressed in the Character Areas analysis



Built Form Study | Plate N-1: R1 Neighborhood East of Losey Blvd N

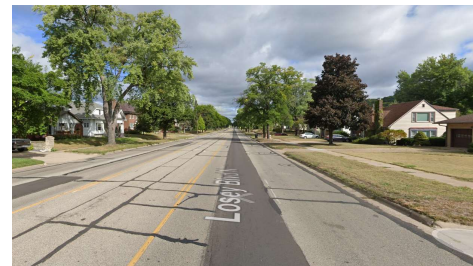
NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

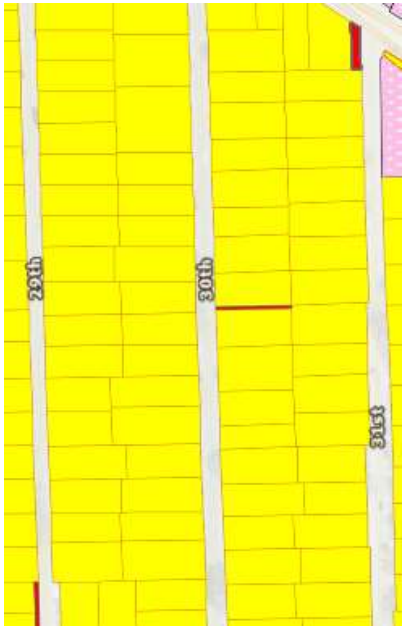


Notes

- Existing zoning: R1 Single Family
- Character area: contemporary neighborhood
- Key intersection: Losey Blvd & State St
- Parcel pattern: Residential lots in warped-grid layout and cul-de-sacs; most lots are 60-100 feet wide and <0.5 acres
- Scale: 1-2 story single-family buildings
- Yards: 35-foot front yard setback
- Parking: Private off-street
- Materials: Lap siding (vinyl and wood), brick, stone veneer
- Street: Losey Blvd has 100-foot ROW with 6-foot sidewalks on each side and 12-foot road verges; roads have no sidewalks
- Service Drive: Front-loaded
- Bluffside Tavern embedded in the SF neighborhood

Built Form Study | Plate N-2: Central

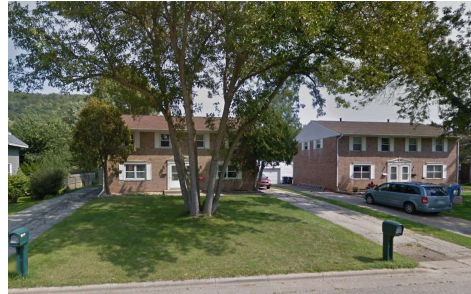
NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

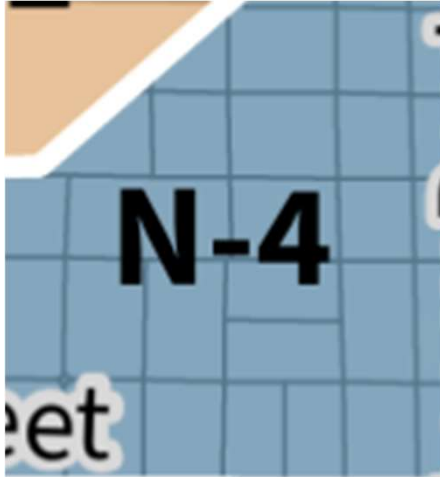


Notes

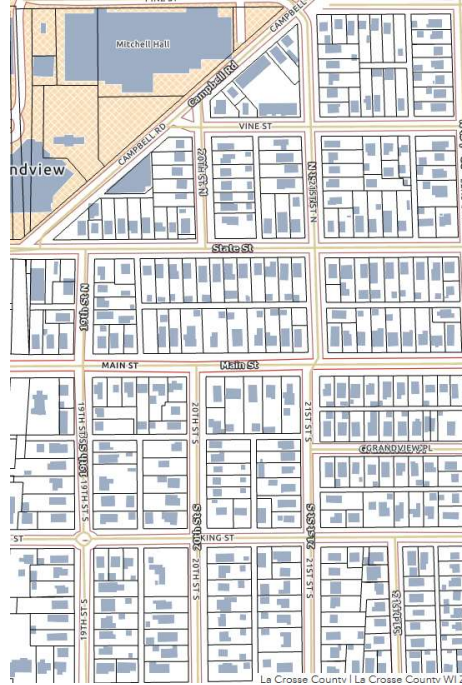
- Existing zoning: R1 Single Family
- Character area: Traditional neighborhood
- Key intersection: State Rd & 31st St
- Parcel pattern: Small rectangular lots; most lots are 70-85 feet wide and 140-150 feet deep
- Scale: 1-2 story single-family buildings with a few 2-story multi-family duplexes
- Yards: 15-30 foot front yard setback (from front property line); small rear yards
- Parking: Garages and driveways accessible from main streets; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood), masonry
- Street: 40-foot ROW with no sidewalks; curb cuts for driveways with 5-foot grass road verges
- Service Drive: Front-loaded

Built Form Study | Plate N-4: Grandview Emerson

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

- Existing zoning: R1 Single Family
- Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots with alley access in rear; most lots are 30-50 feet wide and 140-150 feet deep
- Scale: 1-3 story multi-tenant rental homes; 1-2 story single-family homes
- Yards: 20-foot front yard setback (from sidewalk); small rear yards (or additional parking) with garages on alley
- Parking: Garages and driveways accessible from main streets and alleys; parallel parking on each side of street
- Materials: Vinyl lap siding, brick
- Street: 65-foot ROW with 6-foot sidewalk on each side; curb cuts for driveways with 8-foot grass road verges
- Alley/Service Drive: 20 ft ROW, paved concrete typ.

Built Form Study | Plate N-4.1: Grandview Emerson

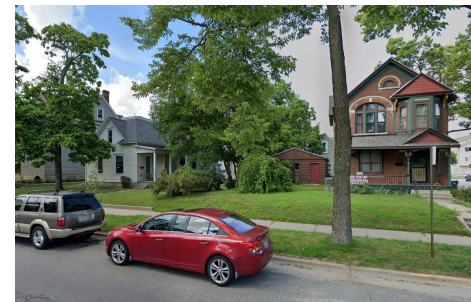
NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

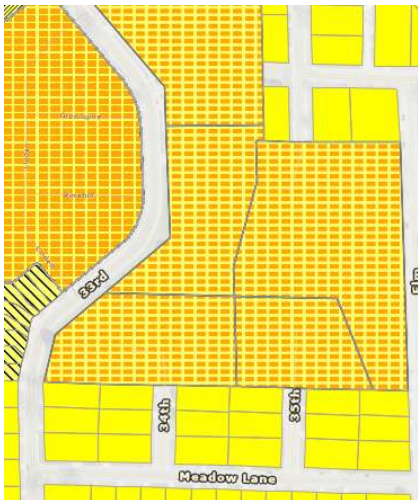


Notes

- Existing zoning: R1 Single Family, R2 Residence, R5 Multiple Dwelling, C1 Local Business, TND Traditional Neighborhood Development
- Character area: Student housing and neighborhood retail/restaurants
- Key intersection: State St & Campbell Rd
- Parcel pattern: Small rectangular lots with alley access in rear; most lots are 50-60 feet wide and 150 feet deep; some lots are divided width-wise into halves/thirds with depths of 50-100 feet each; neighborhood commercial fronting State St and Campbell Rd
- Scale: 2-3 story multi-tenant rental homes and apartment buildings; 1-2 story single-family homes, 1 story commercial with flat roofs
- Yards: 15-foot front yard setback (from sidewalk); small rear yards (or additional parking) with garages on alley
- Parking: Garages and driveways accessible from main streets and alleys; parallel parking on each side of street, surface parking behind multi-tenant buildings
- Materials: Vinyl lap siding, brick, stucco
- Street: 65-foot ROW with 6-foot sidewalk on each side; curb cuts for driveways with 8-foot grass road verges
- Alley/Service Drive: 20 ft ROW, paved concrete typ.

Built Form Study | Plate N-5: Hass

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

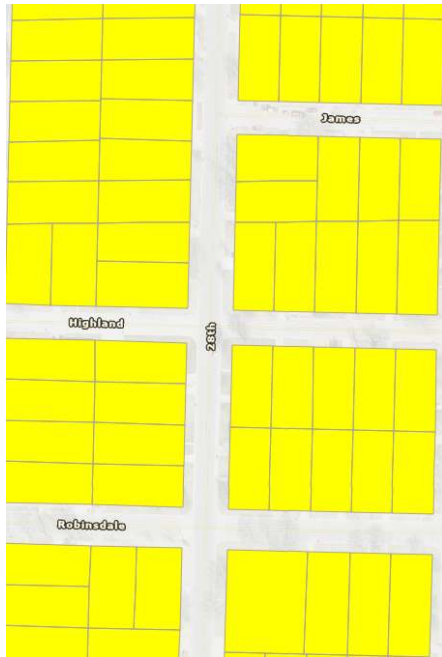


Notes

- Existing zoning: PD Planned Development
- Character area: Contemporary neighborhood
- Key intersection: N/A
- Parcel pattern: Large multi-structure lots fronting public/private roads and surface parking lots
- Scale: 2-story multi-family residential buildings and twinhomes
- Yards: 15-20 foot structure setback from road frontage or shared surface parking
- Parking: Surface lots for multi-family structures, private driveways for twinhomes
- Materials: Lap siding (vinyl and wood), brick
- Street: Most streets have 60-foot ROW with no sidewalks; 33rd St S has 6-foot sidewalk on western side and 8-foot road verge
- Service Drive: Front-loaded for twinhomes

Built Form Study | Plate N-6: Hingten

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

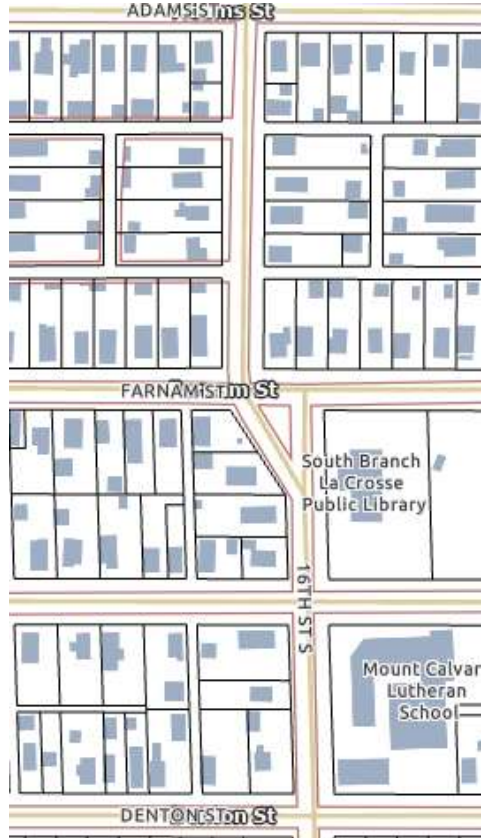
- Existing zoning: R1 Single Family
- Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots that are 60 feet wide and 120-135 feet deep
- Scale: 1-2 story single-family buildings
- Yards: 20-25 foot front yard setback (from front property line); small rear yards
- Parking: Garages and driveways accessible from main; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood), masonry
- Street: Highland St has 50-foot ROW and north-south streets have 65-foot ROW; inconsistent sidewalk coverage from property to property
- Service Drive: Front-loaded

Built Form Study | Plate N-7 : Holy Trinity-Longfellow

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

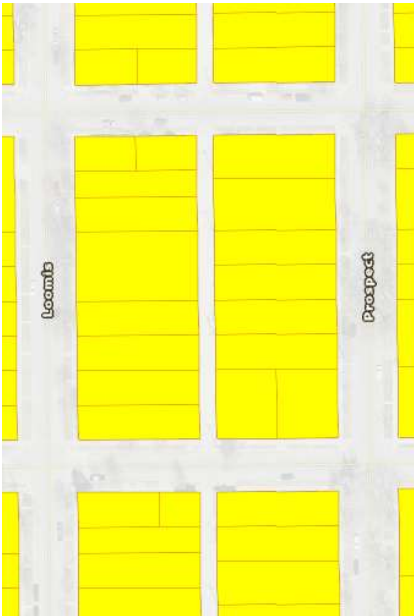
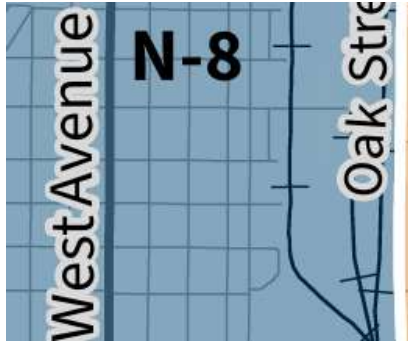


Notes

- Existing zoning: R1 Single Family, R2 Residence, PS Public and Semi-Public
- Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots that are 50 feet wide and 130-170 feet deep
- Scale: 1-2 story single-family buildings
- Yards: 15-foot front yard setback (from sidewalk, if applicable); small rear yards with garages on alley
- Parking: Garages and driveways accessible from main streets and alleys; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood), masonry
- Street: 65-foot ROW with 6-foot sidewalk on each side; curb cuts for driveways with 9-foot grass road verges
- Service Drive: 20 ft ROW, paved concrete typ.

Built Form Study | Plate N-8: Logan Northside

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

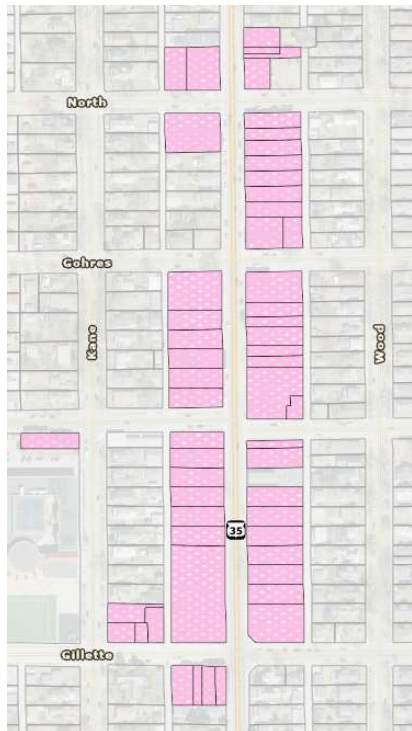


Notes

- Existing zoning: R1 Single Family
- Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots with alley access in rear; most lots are 40-60 feet wide and 140 feet deep; some lots are double-wide (80 feet); some lots are divided width-wise with depths of 70 feet each
- Scale: 1-2 story single-family buildings
- Yards: 10-foot front yard setback (from sidewalk); small rear yards with garages on alley
- Parking: Garages and driveways accessible from main streets and alleys; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood)
- Street: 70-foot ROW with 6-foot sidewalk on each side; curb cuts for driveways with 10-foot grass road verges
- Alley/Service Drive: 20 ft ROW, paved concrete typ.

Built Form Study | Plate N-8.1: Logan Northside (George St Commercial)

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

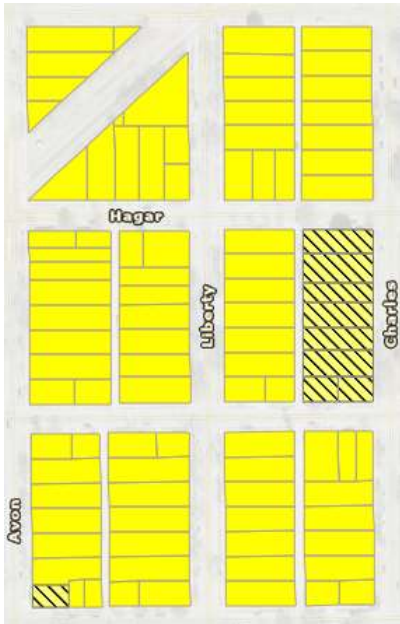


Notes

- Existing zoning: C1 Local Business
- Character area: Traditional shopping street
- Key intersection: George St & Gillette St
- Parcel pattern: incremental, small lot typically alley loaded; some curb cuts from George; common residential lots are 50 feet wide; some residential lots measure 30 feet wide
- Scale: 1 and 2 story retail and residential buildings; commercial buildings tend to have flat roofs and transparent shopfronts
- Yards: Zero lot line for commercial structures; shallow setback for residential along George
- Parking: several surface lots front onto George
- Materials: brick, stucco, lap siding—vinyl and wood
- Street: 64 foot ROW; curb and gutter with sidewalk back of curb; narrow grassed boulevards here and there
- Alley/Service Drive: 20 ft ROW, paved concrete typ.

Built Form Study | Plate N-9: Lower Northside and Depot

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

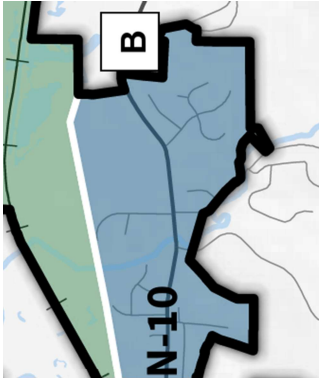


Notes

- Existing zoning: R1 Single Family, R2 Residential
- Character area: Traditional neighborhood
- Key intersection: Hagar St & Avon St
- Parcel pattern: Small rectangular lots with alley access in rear; most lots are 40-55 feet wide and 140 feet deep; some lots are divided width-wise with depths of 70 feet each
- Scale: 1-2 story single-family buildings
- Yards: 15-25 foot front yard setback (from sidewalk); small rear yards with garages on alley
- Parking: Garages and driveways accessible from main streets and alleys; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood), masonry
- Street: 60-foot ROW with 6-foot sidewalk on each side; curb cuts for driveways with 5-foot grass road verges
- Alley/Service Drive: 15-20 foot ROW, paved concrete typ.

Built Form Study | Plate N-10: Northwoods

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

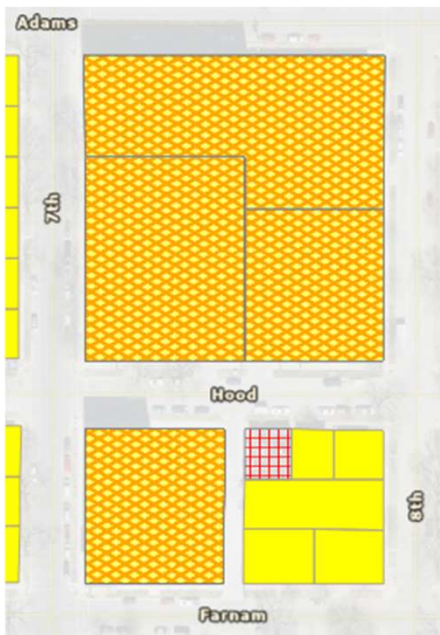


Notes

- Existing zoning: R1 Single Family
- Character area: Contemporary neighborhood
- Key intersection: CH B & Sablewood Rd
- Parcel pattern: Residential lots in dendritic layout
- Scale: 1-2 story single-family homes
- Yards: 40-foot front yard setback
- Parking: Driveways accessible from subdivision roads
- Materials: Vinyl lap siding, brick, stone veneer
- Street: 65-foot ROW with 6-foot sidewalk on one side; curb cuts for driveways with grass road verges
- Service: Front loaded

Built Form Study | Plate N-12: Powell-Poage Hamilton

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

- Existing zoning: TND Traditional Neighborhood Development, C2 Commercial, & R1 Single Family
- Character area: Urban Mixed
- Key intersection: 7th St & Farnam St
- Parcel pattern: Large lots with apartment buildings with large parking lots and small rectangular and square single-family residential lots
- Scale: 3-4 story apartment buildings; 1-2 story single-family buildings; 1-story commercial buildings with flat roofs
- Yards: 5-15 feet front yard setback (from sidewalk for apartments); large surface parking lots behind apartments
- Parking: Several large surface lots front onto Hood St and 8th St and garages and driveways accessible from main streets and alleys; parallel parking on each side of street
- Materials: Vinyl lap siding, brick, stucco
- Street: 65-foot ROW with 6-foot sidewalk on each side; curb cuts for driveways with 7-8-foot grass road verges
- Alley/Service Drive: 20-foot ROW alley, paved concrete typ and service drives off Hood st (see top 3 images)

Built Form Study | Plate N-14: Spence

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

- Existing zoning: R1 Single Family
- Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots that are 50-60 feet wide and 100-130 feet deep from ROW line
- Scale: 1-2 story single-family buildings
- Yards: 15-25 front yard setback (from sidewalk, if applicable); small rear yards with garages on alley
- Parking: Garages and driveways accessible from main streets and alleys; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood), masonry
- Street: 65-foot ROW with 6-foot sidewalk on each side; curb cuts for driveways with 9-foot grass road verges
- Alley/Service Drive: 16-foot ROW, paved concrete typ a few gravel and a few front-loaded

Built Form Study | Plate N-15: Springbrook-Clayton Johnson

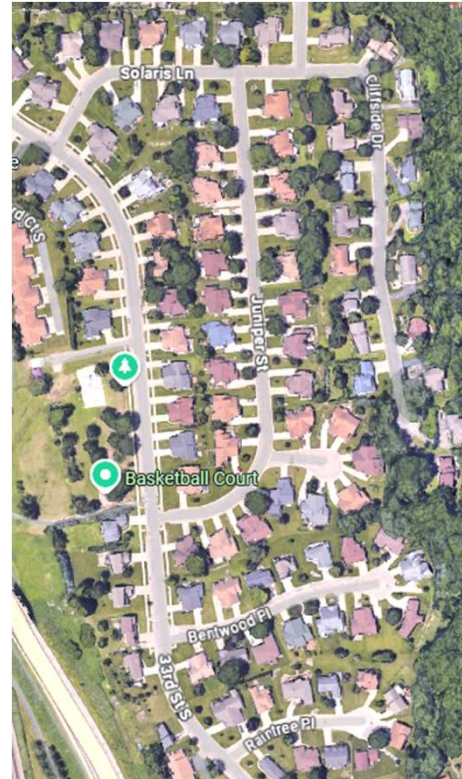
NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

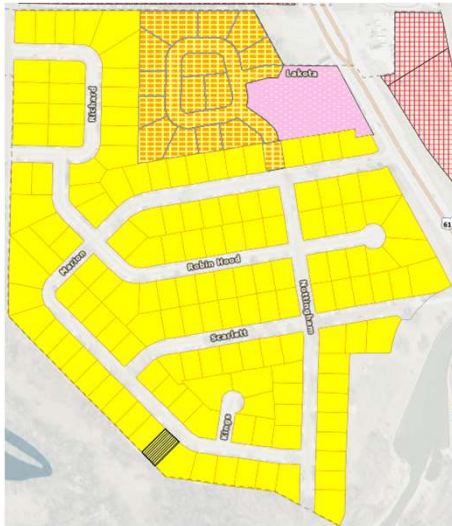


Notes

- Existing zoning: N/A
- Character area: contemporary neighborhood
- Key intersection: 33rd St S and Solaris
- Parcel pattern: 85 ft wide lots typical
- Scale: 1 story; some taller
- Yards: 25 foot front yard setback (from front property line)
- Parking: Driveways accessible from streets; parallel parking on each side of streets
- Materials: Lap siding (vinyl and wood), masonry
- Street: 60 foot ROW with sidewalks on most streets but not all;
- Service Drive: Front-loaded

Built Form Study | Plate N-16: Swift Creek

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



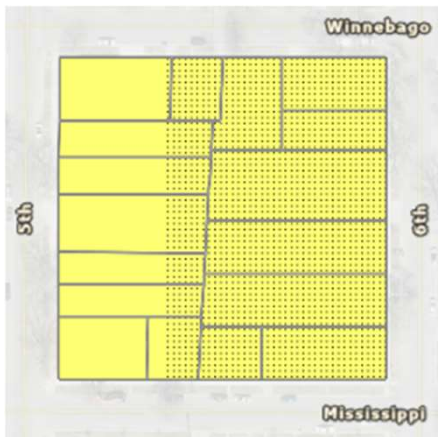
Notes

- Existing zoning: R1 Single Family, PD Planned Development, & C1 Local Business
- Character area: Contemporary neighborhood
- Key intersection: US-35 & N Marion Rd
- Parcel pattern: Small rectangular lots; most lots are 75-85 feet wide and 95-115 feet deep from ROW line
- Scale: 1-2 story single-family buildings with 11 1-story multi-family duplexes/triplexes/quadplexes in Lakota PI development area
- Yards: 15-30 foot front yard setback (from ROW line)); rear yards varying between 30-50 feet; 20 foot front yard setback (from ROW line) and 10-15 feet rear yard setback in Lakota PI duplexes/triplex/quadplex
- Parking: Garages and driveways accessible from main streets; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood), masonry
- Street: 48-foot ROW with no sidewalks; curb cuts for driveways with 5-foot grass road verges
- Service Drive: Front-loaded

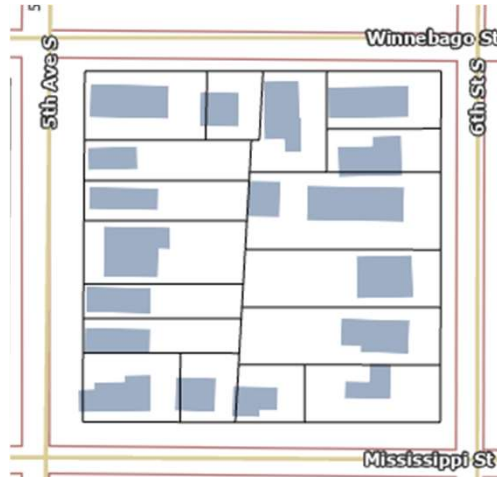


Built Form Study | Plate N-17: Washburn

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

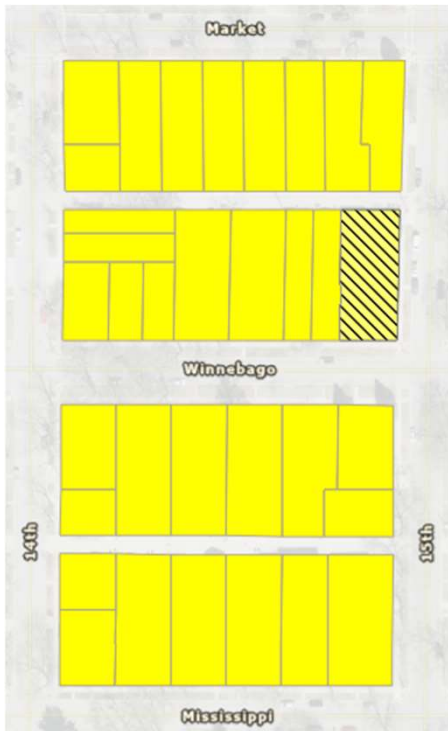
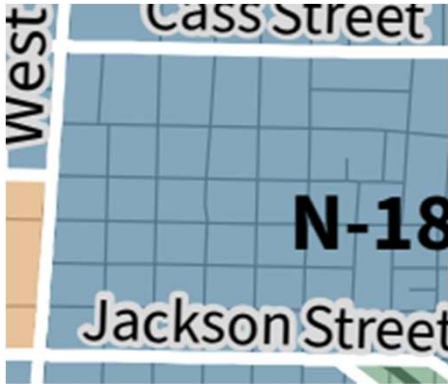


Notes

- Existing zoning: R1 Single Family & WR Washburn Residential
- Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots that are 50-60 feet wide and 140-145 feet deep from ROW line
- Scale: 1-2 story single-family buildings, two 2-story apartments, and scattered 1-2 story commercial buildings
- Yards: 10-20 front yard setback (from sidewalk, if applicable); 100 foot rear yard setback (on average)
- Parking: Garages and driveways accessible from main streets; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood), masonry
- Street: 65-foot ROW with 6-foot sidewalk on each side; curb cuts for driveways with 8-foot grass road verges
- Service Drive: Front-loaded

Built Form Study | Plate N-18: Weigent Hogan

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

- Existing zoning: R1 Single Family & WR Washburn Residential
- Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots that are 60 feet wide and 140 feet deep from ROW line
- Scale: 2-3 story single-family buildings
- Yards: 10-20 front yard setback (from sidewalk, if applicable); 50-70 foot rear yard setback (70 foot on average)
- Parking: Garages and driveways accessible from main streets and alleys; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood), masonry
- Street: 65-70-foot ROW with 6-foot sidewalk on each side; curb cuts for driveways with 8-10-foot grass road verges
- Alley/Service Drive: 20-foot ROW, paved concrete typ a few gravel and a few front-loaded



Character Area Definitions

Zoning Update using a Context Sensitive, Character-based Approach

A character-based approach to the zoning code update is based on the NDC Framework used in the Comprehensive Plan. The Built Form Study sampled all of the identified areas to better understand typical character, context, building, lot and street types. This analysis will then be used to confirm particular “character” areas of the city that will be used to calibrate applicable urban standards and dimensions.

The Comprehensive Plan sets forth the vision for future land uses across all properties within the City of La Crosse. Future land use identifies the mix of uses which may become appropriate for a given property over the next twenty years. This concept takes into account the larger context of neighboring properties and how they interact together to serve residents. Future land use is based on the "Neighborhood, District, and Corridor Framework" (NDC), a system devised by the Congress for New Urbanism (CNU). *Source: 2040 Comprehensive Plan*

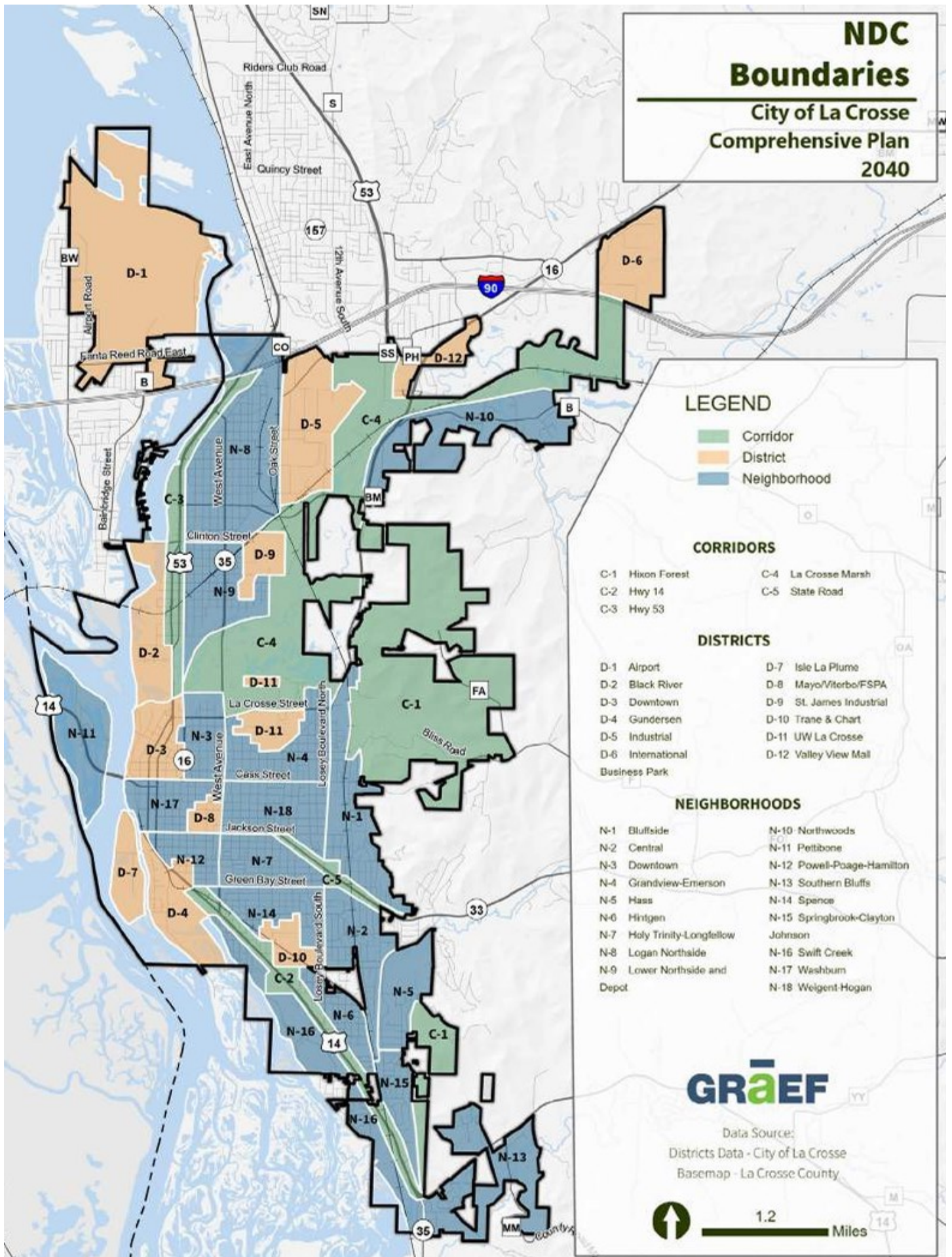
The intent of the NDC Framework model is to encourage walkable, compact communities that are rich with amenities and celebrate the history of the built environment and the preservation of natural features, all while respecting the fabric of communities. NDC proposes three fundamental classifications that organize La Crosse into a mix of uses rather than isolated land uses. NDC does not replace the adopted zoning code, but instead paints a broad and cohesive long-term picture for the built environment. The NDC model can pair well with form-based codes, a land development regulation that focuses on the physical form of the built environment in relation to the public realm as the code's overarching principle. If the City decides to integrate a form-based code in the future, the NDC model can be used to guide a cohesive urban form. *Source: 2040 Comprehensive Plan*

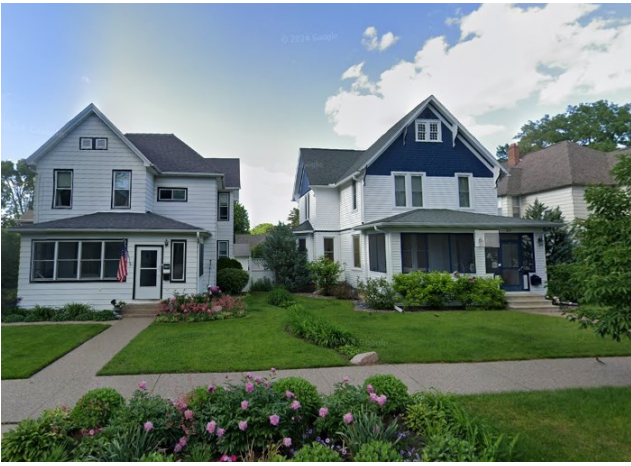
A character-based code guides development to build upon and strengthen the unique characteristics of a community, helping to preserve desired character. A character-based code is organized around the unique physical features of the built environment by documenting and analyzing the community's existing urban form at different scales, from the broad characteristics of a community's neighborhoods to particular building types.

Neighborhoods, which usually are areas that contain blocks or buildings that are unified in character or style. A neighborhood is often walkable and may have a clearly defined center or edge.

Districts, which are areas typically defined by a particular use or activity, such as light industrial districts.

Corridors, which can be man-made elements relating to movement, such as roads or railways, or natural elements such as rivers. Whether man-made or natural, these corridors often define boundaries within and between neighborhoods. However, roads that function as commercial corridors often serve as the center of many communities. *Source: adapted from “Form-based Codes: A Step by Step Guide for Communities”, Chicago Metropolitan Agency for Planning & the Form Based Codes Institute*





Traditional neighborhoods—residential areas that are mostly historic with fine grain block and street pattern, alley service, prominent parks and walkable streets that connect to neighborhood destinations. Physical features: compact lots, 1.5– 2.5 stories in height, shallow front yards, sidewalks and alley loaded parking.



Traditional neighborhoods/varied - residential areas that mostly contain smaller lots with connected streets and alley service but also include a mix of contemporary, front-loaded building types. historic with fine grain block and street pattern, alley service, prominent parks and walkable streets that connect to neighborhood destinations. Physical features: 1 to 1.5 stories in height, common front yards and some lots that area wider.



Traditional shopping street—a walkable, retail environment located in traditional neighborhoods that contain commercial sales and services more scaled and compatible with existing residential development.

Physical features: compact lots, 1-2 stories in height, zero front yards, shopfront frontage common with alley loaded service and on-street parking.



Urban Mixed Residential—an area that contains a mix residential building types from detached single family to larger multi-family apartments.

Physical features: compact lots, 1-stories in height, shallow front yards; alley loaded and on-street parking.



Modular neighborhood—residential areas that are composed mobile and manufactured building types. Urban pattern is usually tight (narrow) sites with generous streets; lot is often in single ownership

Physical features: 1 stories in height, shallow front yards, parking in front or the side of the unit



Corridor mixed— typically corridors that contain a mix of commercial, residential and institutional buildings within the same block and/or across the street from each other; common in traditional neighborhoods that are transitioning or growing. service, prominent parks and walkable streets that connect to neighborhood destinations.

Physical features: 1-2 stories but other physical features vary depending on building type



Commercial Corridor/Small Format— most commercial corridors in the city contain a mix of building types and sizes; the small format commercial corridor is common in several areas

Physical features: wide lots, 1-2 stories in height, generous setbacks with parking common in front of the entrance



Commercial Corridor/Large Format— most commercial corridors in the city contain a mix of building types and sizes; the large format commercial corridor is common in several areas such as the Valley View Mall.

Physical features: wide and deep lots, 1-2 stories in height, generous setbacks with parking common in front of the entrance



Downtown—The downtown is made up of a larger “core” area that contains a number “main street” blocks that are highly walkable and characterized by transparent storefronts. The downtown also includes a historic district which overlaps much of the “main street” blocks.

Physical features: “main street” blocks are multiple stories with highly defined shopfronts; masonry construction is typical; the periphery of the core contains more and larger surface parking areas.



Downtown/“Main Street”– the heart of downtown contains a well defined walkable district with retail shop fronts set at the back of the sidewalk creating a very intimate, human scaled environment;

Physical features: high level of shopfront transparency at the street level, common exterior is brick; alley service to the block interiors; parking on-street



District — a number of districts occur in the city—these can be education, health or recreation in use; they tend to include larger buildings arranged to form an identity or sense of spaces but also can include large parking areas.

Physical features: wide lots, buildings often more than 3 stories in height, setbacks and yard vary



Industrial small format— there are multiple areas characterized as ‘industrial’ with these building types arranged into small formats where they respond to a connected street and block pattern, alley loaded and small operation areas

Physical features: typical traditional small lots, 1-2 stories in height, common material is metal siding and some masonry finishes at the building base



Industrial large format— there are multiple areas characterized as 'large format industrial' that include very large floorplate buildings including large outdoor storage areas, loading and large surface parking areas

Physical features: multiple stories in height depending on functions and use; typical flat roofs, common material is metal siding and some masonry finishes at the building base

Character Area: *Downtown – Three Distinct Areas*



Three distinct areas assume that the zoning districts may also be more responsive to the character of each with the “main street” area requiring the most rigorous standards and regulations.



Downtown Area




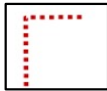
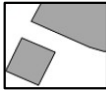

Core



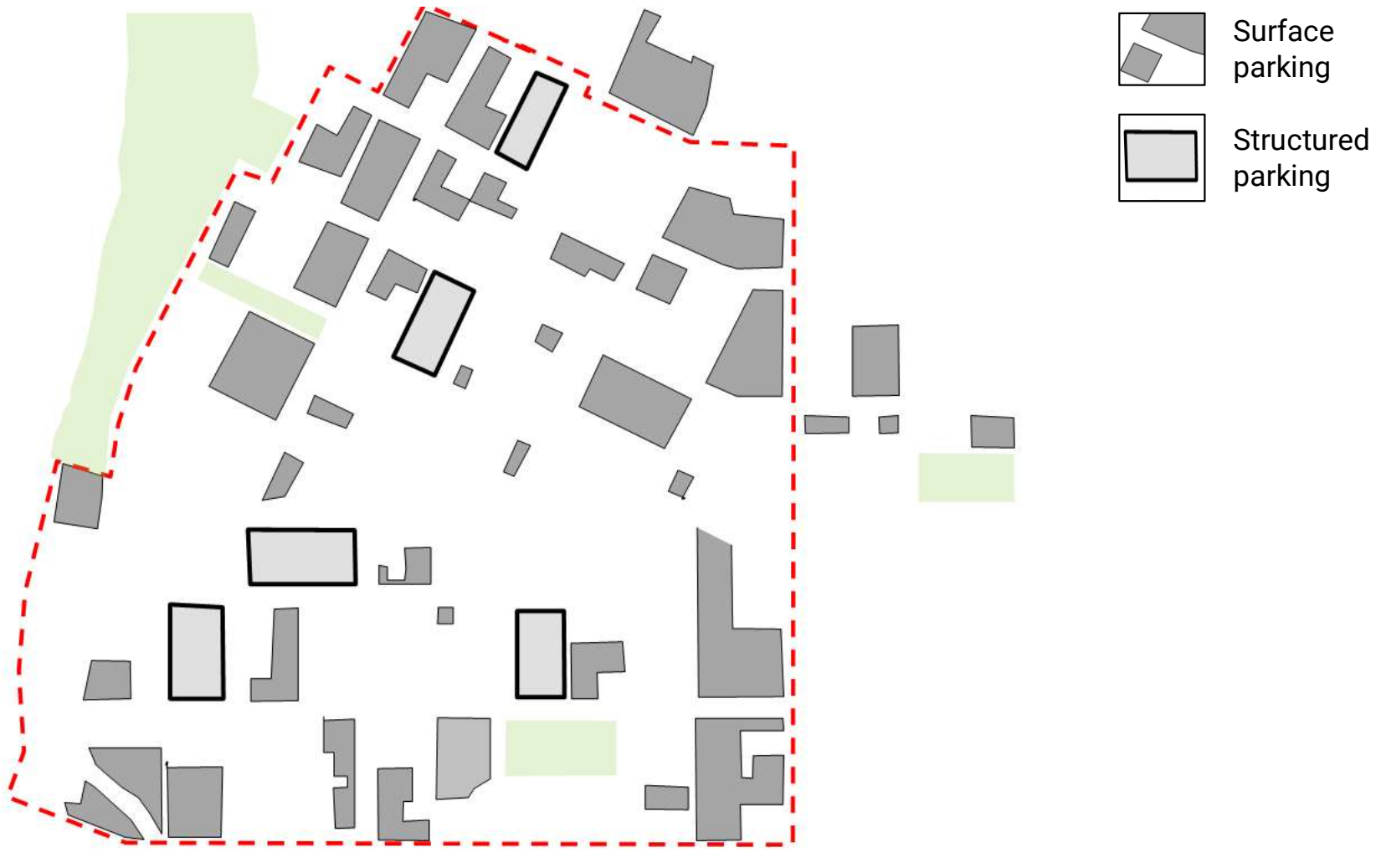
“Main street”

Character Areas: *Downtown Core/Building Frontage & Parking*

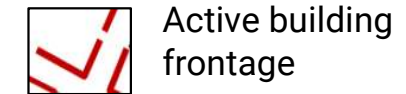
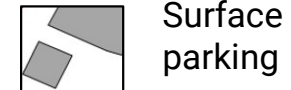
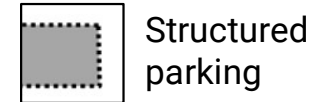


-  Active building frontage
-  Blank building wall
-  Surface parking
-  Structured parking

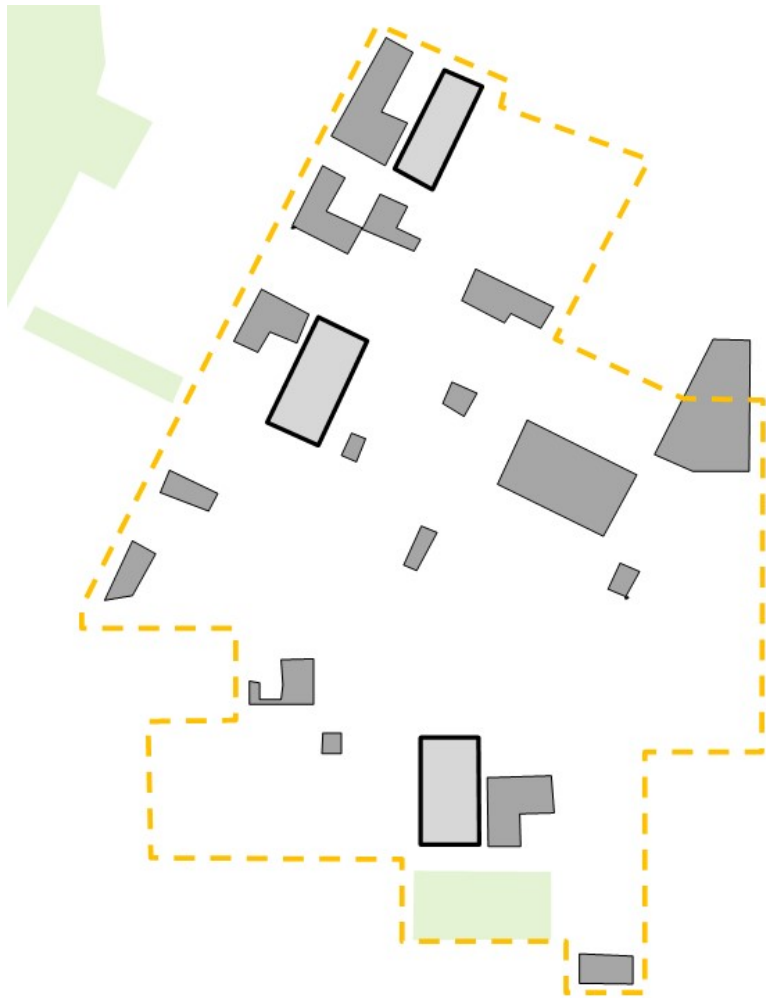
Character Areas: *Downtown Core/Parking Diagram*



Character Areas: “Main Street”/Frontage & Parking Diagram



Character Areas: Main Street/Frontage & Parking Diagram



The building frontage and parking diagram illustrates the key blocks of the downtown “main street” area. These block faces are the most walkable and pedestrian friendly places in downtown; zoning standards can be more specific about this built environment character and regulate future development to recognize these conditions and respond in similar ways.

Character Areas: *Building Standards*



Newer buildings at Jay and Front St share common design features and materials.



A recent residential building uses more clean, modern materials that are compatible with traditional buildings.



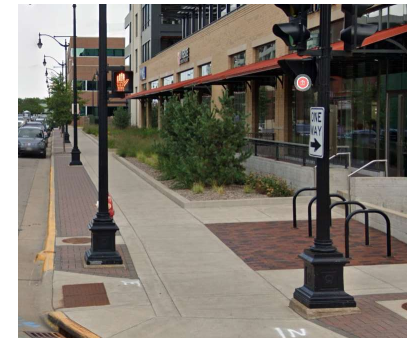
Renovations highlight the historic character of street level shopfronts; graphics obscure window transparency.



Street level façade works with the bay and window design but presents exposed parking to the street.



Super graphics that may or may not be appropriate for some "main street" building locations.



Recent residential building includes large setback from the street.

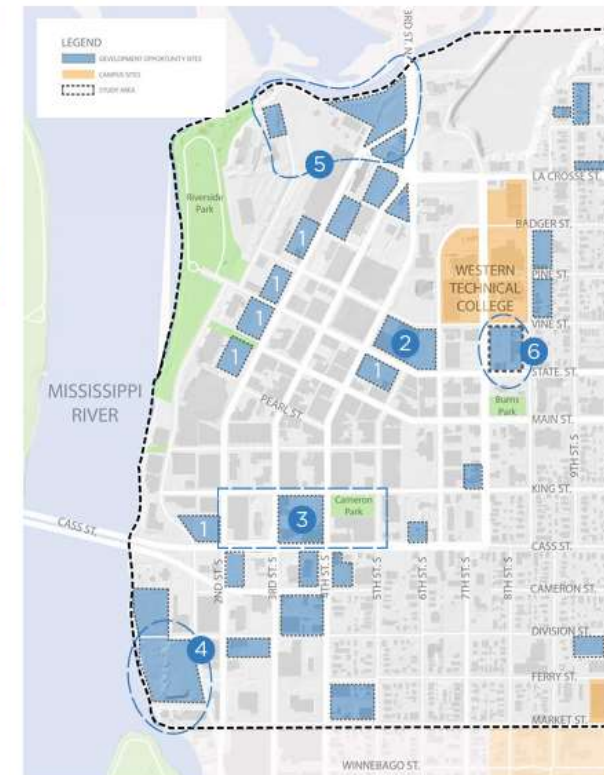
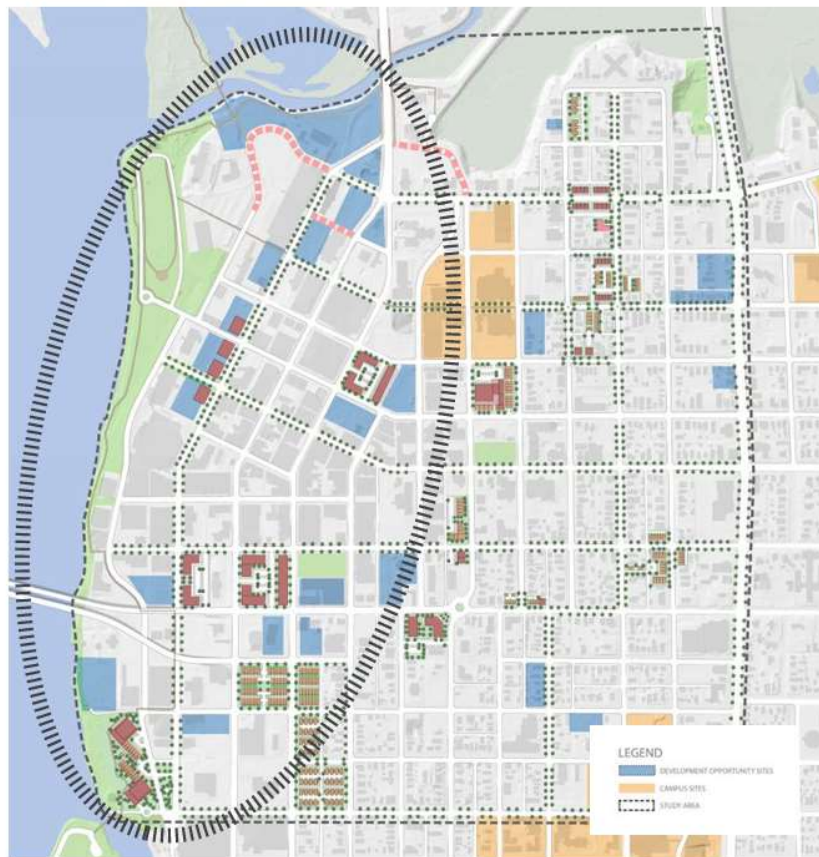
Character Areas: *Downtown Development Opportunities*

CORE CLUSTER CONCEPTS

This plan recognizes that sites may redevelop entirely differently than imagined in this plan, yet the plan illustrates possibilities that may complement downtown as a place to work, live, and visit.


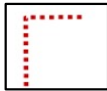
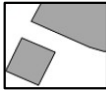

- 1. Surface Parking Lots.** Privately owned parking lots could be redeveloped into a vertical mixed use. These sites are subject to concepts in the prototypical development diagrams.
- 2. US Post Office Site.** Redeveloping the US Post Office site for a project that better contributes to the culture of downtown is a high-priority from the planning participants.
- 3. Core Gateway.** Blocks located north of the bridge are candidates for signature projects like Belle Square.
- 4. Houska Village.** A long-term vision for this area should protect the site until the market can support the project. The concept leverages the views of the Mississippi River and proximity to downtown.
- 5. La Crosse River Area.** Sites near the La Crosse River can become prime for development by connecting La Crosse Street to Front Street.
- 6. Salvation Army.** A redevelopment concept for a block that straddles the core of downtown and traditional neighborhood.

DEVELOPMENT CONCEPT MAP



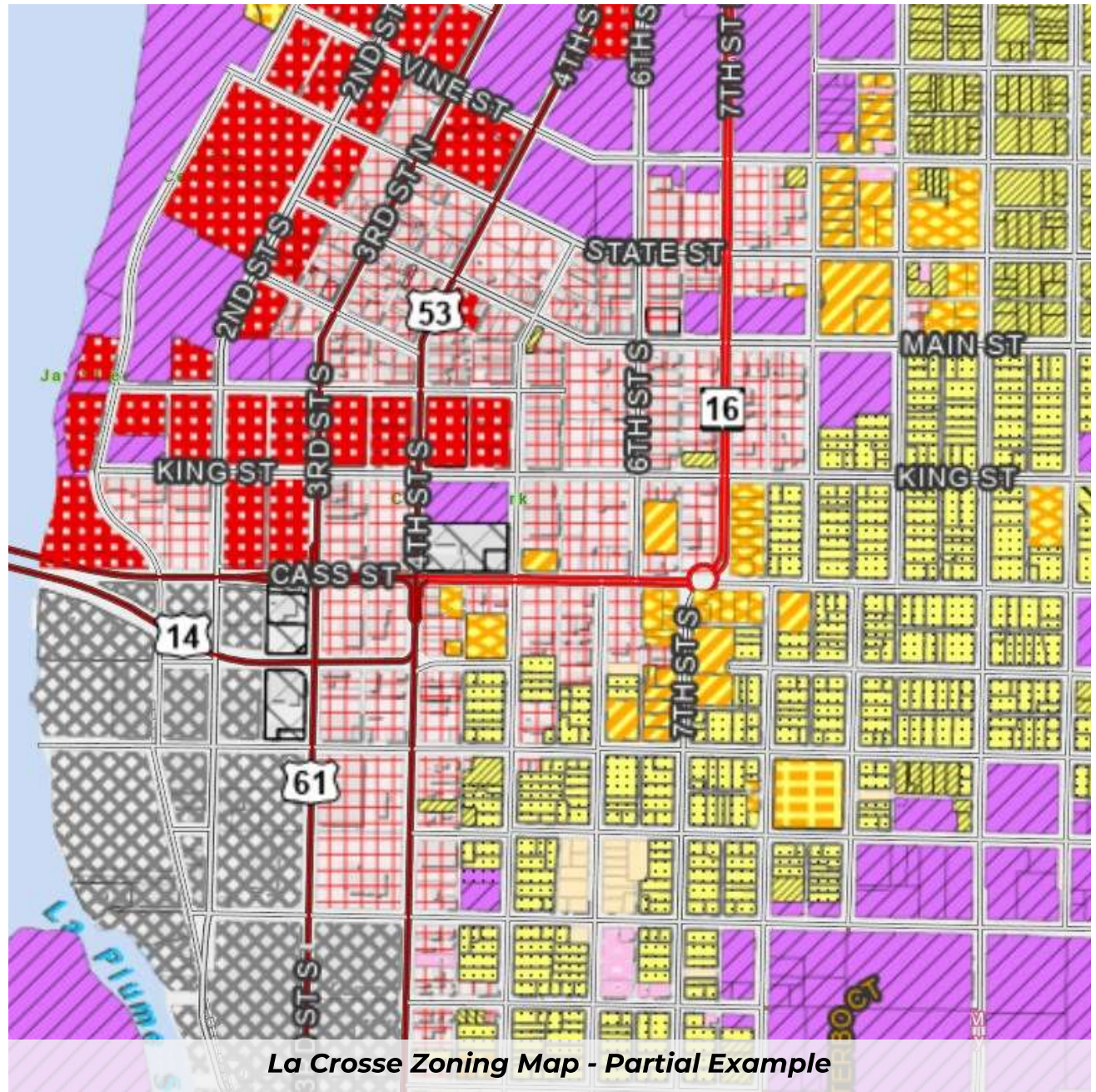
Character Areas: *Downtown Core/Frontage & Parking*



-  Active building frontage
-  Blank building wall
-  Surface parking
-  Structured parking

Contents

- 1) Cover/Map
- 2) Introduction & History
- 3) Scope of Work/Organization
- 4) Schedule
- 5) Comprehensive Plan
- 6) Typical Urban Standards
- 7) Possible Housing Types
- 8) Subdivision of Land
- 9) Contact Information



Introduction & History

Zoning is one of the most common methods of land use control used by local governments. Zoning works by defining a community into districts, regulating uses that are allowed within those districts, and prescribing allowable dimensions such as lot sizes, setbacks and building height. Zoning can help a community to achieve goals outlined in a comprehensive plan including:

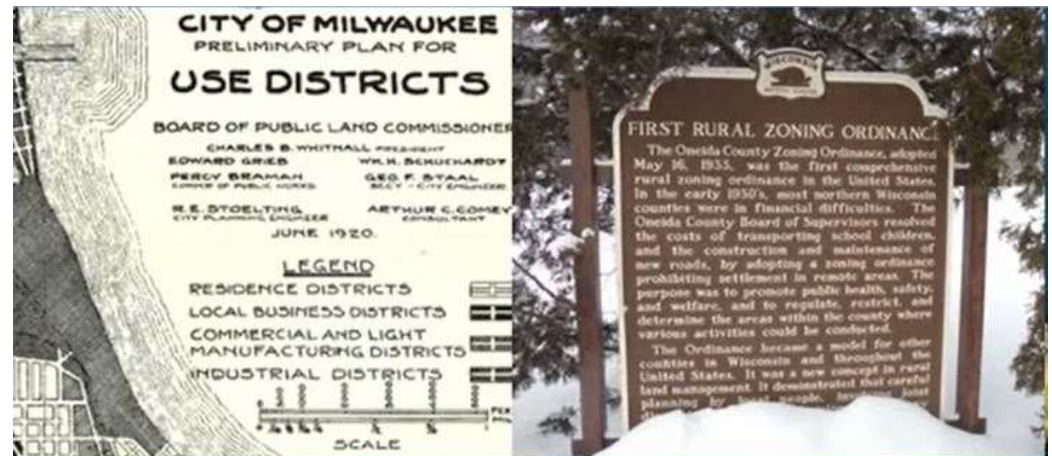
- Protecting public health, safety and general welfare.
- Promoting desirable patterns of development.
- Separating incompatible land uses.
- Maintaining community character and aesthetics.
- Protecting community resources such as farmland, woodlands, groundwater, surface water, and historic and cultural resources.
- Providing public services and infrastructure in an economical and efficient manner.
- Protecting public and private investments.

Additional Forms of Zoning

State statutes require communities to administer certain types of zoning as described below:

- **Shoreland zoning**
- **Shoreland-wetland zoning**
- **Floodplain zoning**

Source: UW- Madison Division of Extension



- 1920 - First Wisconsin zoning ordinance created by City of Milwaukee
- 1923 - Zoning upheld by the Wisconsin Supreme Court
- 1929 - Wisconsin Legislature authorizes zoning to regulate all uses in rural areas
- 1933 - Oneida County adopts first comprehensive rural zoning ordinance in the U.S.
- 1966 - Wisconsin Legislature adopts the Water Resources Act
- 1968 - Local governments required to administer minimum shoreland and floodplain zoning regulations
- 1999 - Wisconsin adopts Comprehensive Planning Act and establishes grant program
- 2010 - Zoning must be consistent with a local comprehensive plan

Scope of Work & Organization
















































































- 1) **Review of Current Municipal Code**— Review, familiarize, analyze, and critique Municipal Code Chapter 113- Subdivisions and Chapter 115- Zoning and any other related codes.
- 2) **Review of Comprehensive Plan and other related plans:** The consultant will review the plans, goals, objectives, and recommendations of the comprehensive plan and other related plans identified by planning staff and the steering committee to ensure the new code will be consistent with current planning documents.
- 3) **Public Outreach:** The consultant will provide a public participation plan designed to receive input from community stakeholders, staff, and the public as well as educate and inform them on the process.
- 4) **Analysis and Recommendations.** Provide an analysis of the City's existing code, highlighting its strengths and shortcomings based on the consultant's review of existing code, review of current plans, and community and stakeholder input. Include recommended approach for potential revisions that include best practices/example codes as related to low-carbon sustainable development, form base designs, affordable/attainable housing, missing middle housing, mixed housing integration, parking reductions, multi-modal transportation, performance standards for various uses, equity, accessibility, etc.
- 5) **Documents:** The consultant will prepare drafts of the zoning ordinance for review by staff, the steering committee, and the public culminating in a final version to be acted upon by the City Plan Commission and adopted by the Common Council.

Organization of a Zoning Code

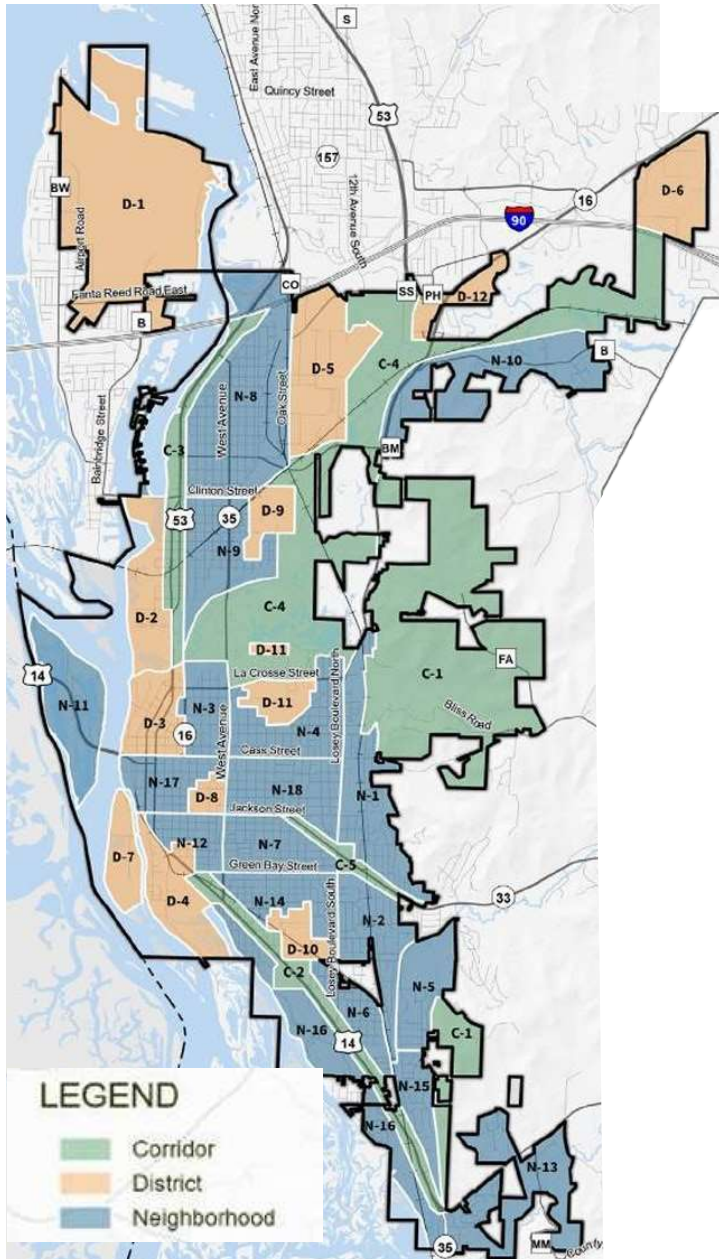
Most zoning ordinances are organized in the following manner:

- **Title, Authority and Purpose**
- **General Provisions**
- **Zoning Districts and Regulations**
- **Zoning Nonconformities**
- **Impact Regulations**
- **Administration and Enforcement**

Schedule

	1	2	2025	4	5	6	7	8	9	10	11	12	13	14	2026	16	17	18	19	20	21
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Project Kickoff		 Dec 18																			
P1 Review Plans/Conditions																					
Review Plans & Policies																					
Technical Memo 1																					
Document Conditions																					
Technical Memo 2																					
P2 Analyze & Recommend																					
Diagnose																					
GIS Analysis																					
Technical Memo 3																					
Recommendations																					
Technical Memo 4																					
Annotated Outline																					
P3 Codify & Adopt																					
Districts & Standards																					
Subdivision Regs.																					
Review Draft																					
Final Draft																					
Adoption Process																					
P4 Outreach & Participation																					
Public Meetings																					
Stakeholder Meetings							  				  					  					
Media Company Coord.																					
P5 Meetings & Management																					
Staff Coordination																					
Dept Working Group																					
Steering Committee (PC)																					
Common Council																					
Public Hearing																					

2040 Comprehensive Plan



The **Comprehensive Plan** sets forth the vision of future land uses within the City of La Crosse. Future land use is based on the “Neighborhood, District and Corridor Framework” (NDC), a system devised by the Congress for New Urbanism (CNU).

How does NDC Work? The intent of the NDC model is to encourage walkable, compact communities that are rich with amenities and celebrate the history of the built environment and the preservation of natural features, all while respecting the fabric of communities. NDC proposes three fundamental classifications that organize La Crosse into a mix of uses rather than isolated land uses.

Neighborhoods:

La Crosse neighborhoods have distinct identities, housing characteristics, unique history, and geographic features. They are typically compact, pedestrian-friendly, and mixed-use. Neighborhoods may contain a number of supporting uses and activities that serve residents, such as parks, schools, libraries, small-scale retail, and other services. Neighborhood associations were consulted during the creation of this comprehensive plan to help identify the vision and land uses within La Crosse’s neighborhoods.

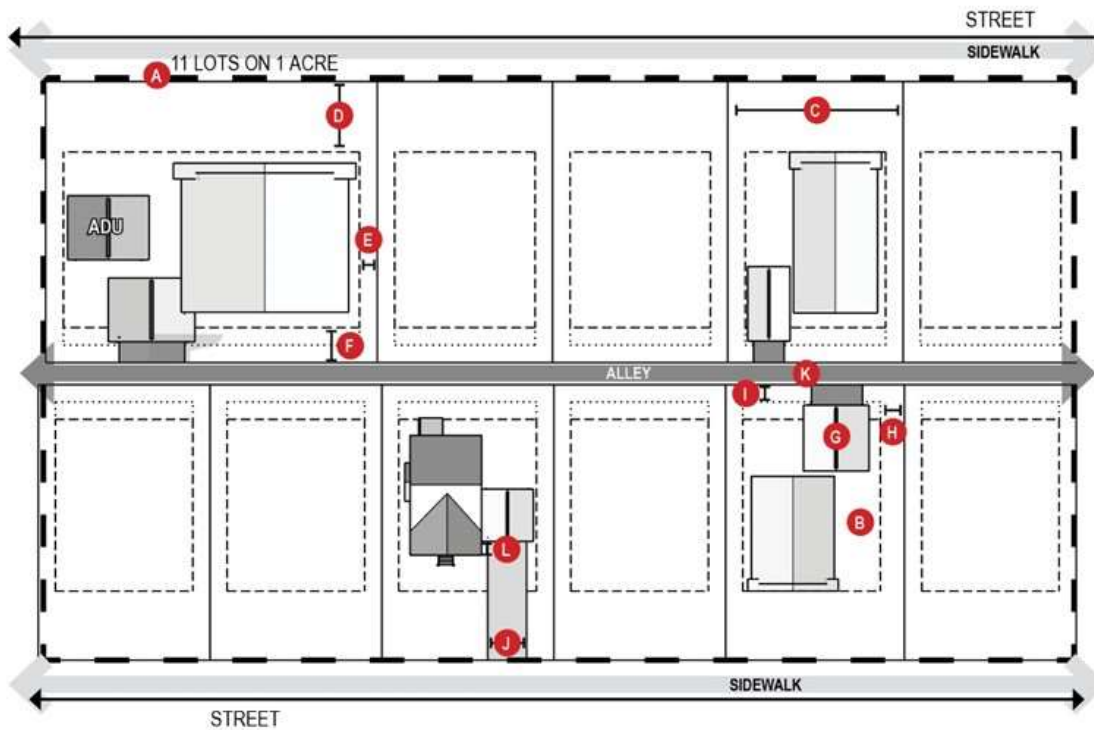
Districts:

Districts are larger areas where the City, property owners, developers, and investors should concentrate business, commercial, and industrial activity and expansion over the next twenty years. Districts may emphasize a special single use or purpose, but may contain a variety of other uses and activities. For example, a shopping district may have primarily commercial uses with a few small-scale industrial uses mixed in. La Crosse’s districts are based on types of dominant uses, include overlapping neighborhoods, and have generally larger geographic extents.

Corridors:

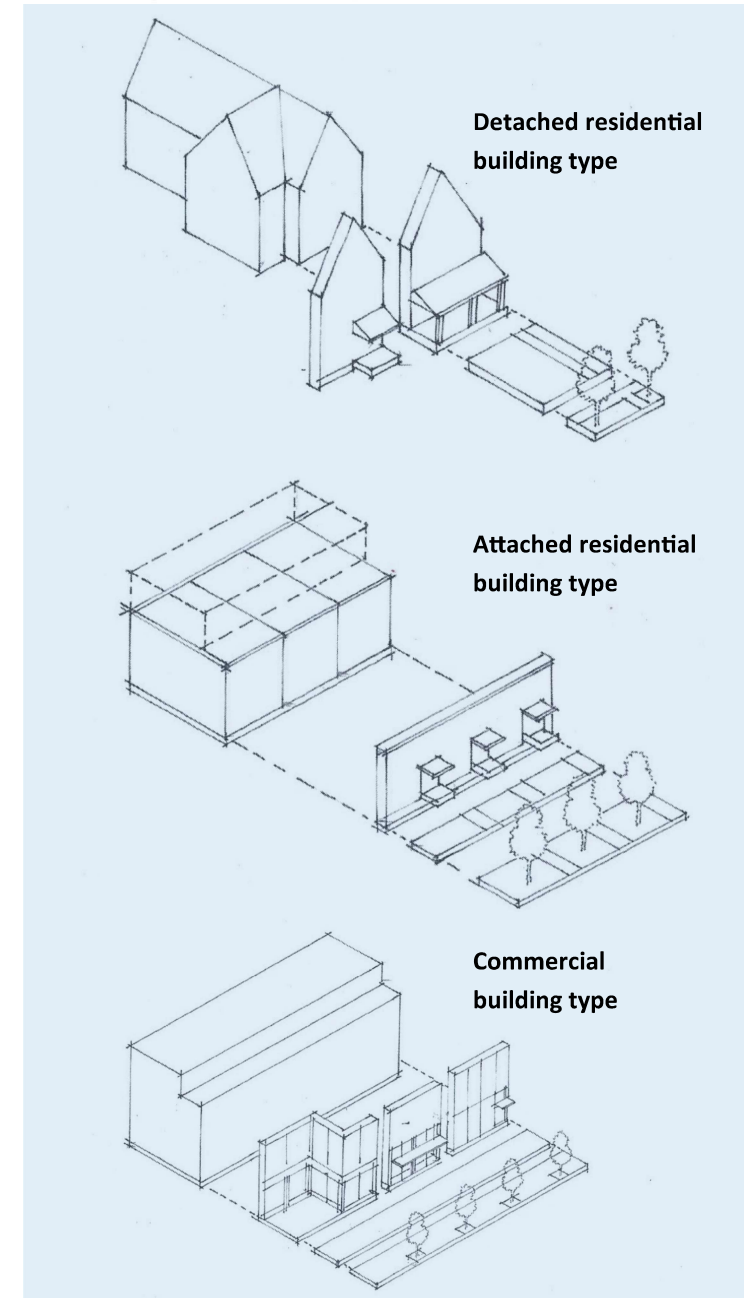
Corridors are linear areas that provide connectivity between the neighborhoods and districts. Corridors can accommodate a variety of land uses, including natural, recreational, and cultural uses. They can range from boulevards and rail lines to rivers and parkways. La Crosse has several major corridors identified based on transportation and environmental features.

Typical Urban Standards



Typical Lot Regulations

- A: Lot area
- B: Buildable area
- C: Lot width
- D: Front yard/setback
- E: Side yard/setback
- F: Rear yard/setback
- G: Accessory building
- H/I: Parking setback
- J: Driveway width
- K: Alley width
- L: Garage stepback from main house

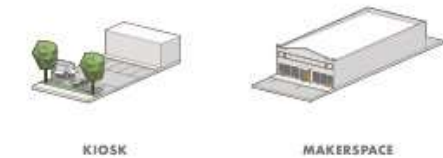


Possible Housing Types

HOUSE HACKS
Entrepreneurial adaptations to an existing home that diversify housing options or generate an income.



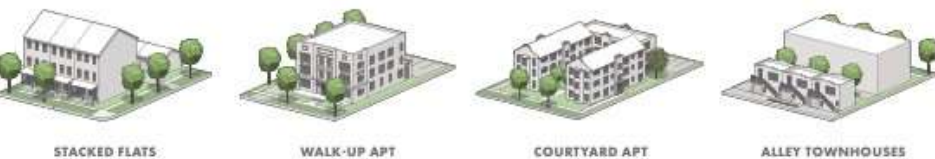
COMMERCIAL INCUBATION
Low-cost ways to grow and validate an early-stage business.



COMPACT SINGLES
One-unit dwellings that fit on small infill lots alone or in combination with other buildings.



MIDDLE HOUSING
Multi-unit residential buildings that blend well with detached homes.



NEIGHBORHOOD NODE
Walkable neighborhood destinations like corner stores and workspaces, 1-3 storeys, mixed-use or commercial.



COMBO
Creative tactics or building combinations that solve for a common development scenario.



STEP BUILDINGS
Small-scale
Time-enhanced
Entrepreneurial
Purposeful

Designed by GreenSource and the
Incremental Development Alliance

Subdivision of Land

Much of the form and character of a community is determined by the design of subdivisions and the standards by which they are built. State statutes regulate the technical and procedural aspects of dividing land for development and provide minimum standards for subdivisions related to sanitation, street access and layout. Among its many purposes, land division regulations can help a community to:

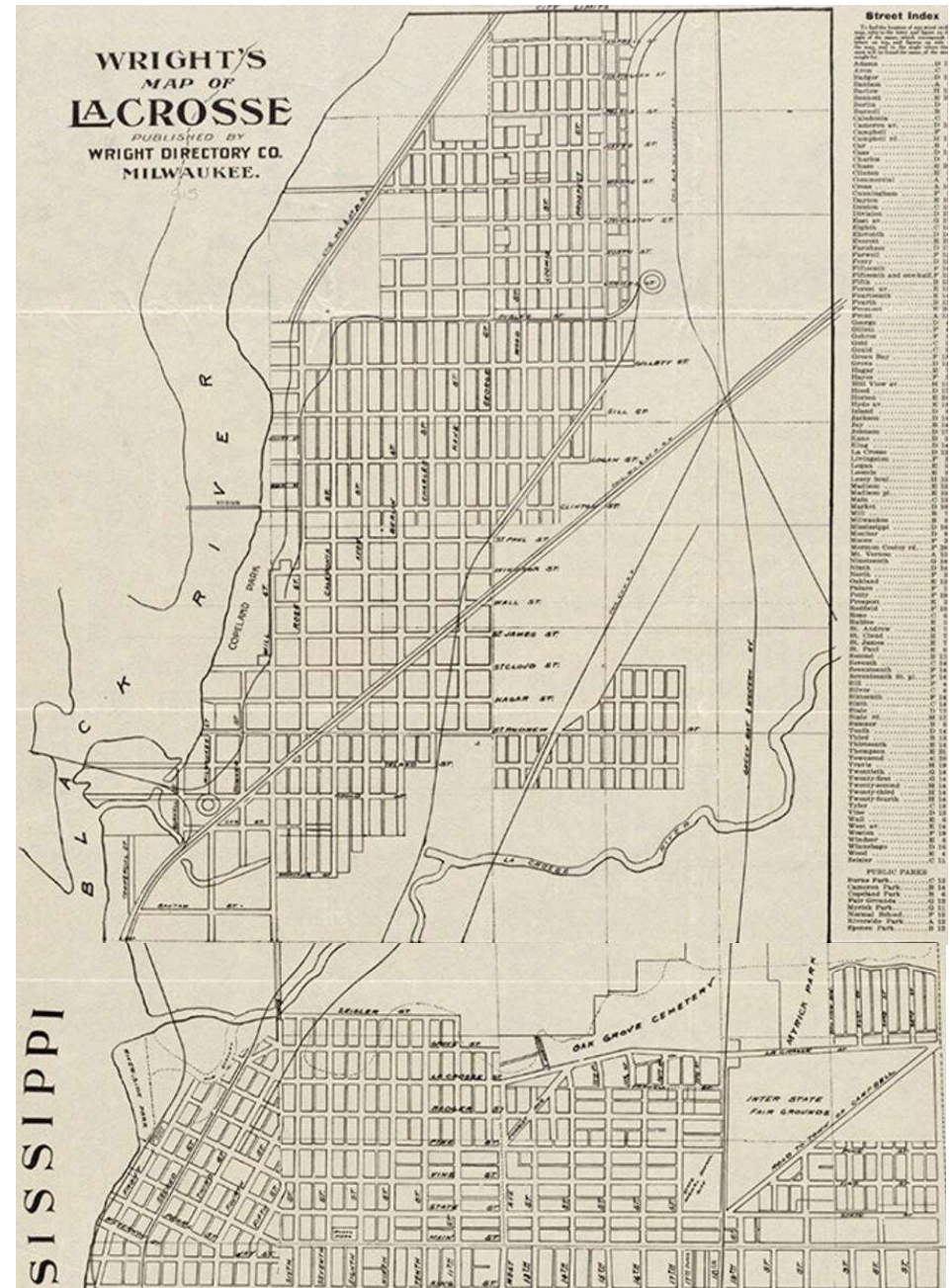
- Address health and safety issues such as stormwater runoff and emergency access.
- Ensure new development is adequately served by public facilities such as roads and parks.
- Provide for the efficient placement and delivery of public services and facilities.
- Promote neighborhood designs that meet the needs of residents.
- Ensure accurate legal descriptions of properties.
- Avoid disputes regarding the sale, transfer or subdivision of land.
- Protect other community interests outlined in a comprehensive plan or local ordinance.

State Defined “Subdivision” – a division of a lot, parcel or tract of land by the same owner that creates 5 or more parcels or building sites of 1½ acre or less, or successive divisions of land by the same owner within a five year period that result in 5 or more parcels of 1½ acre or less.

Wis. Stat. § 236.02(12)

Local “Land Division” – local ordinances may be more restrictive than the state definition with regard to the number or size of lots regulated. This publication will generally use the term “land division” to refer to all such developments.

Wis. Stat. § 236.45



Contact Information



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Contact Us

info@forwardlacrosse.org
(608) 789-7512
www.cityoflacrosse.org



**Housing Week
Pop-ups**



**Community
Survey #1**



**Project
Website**



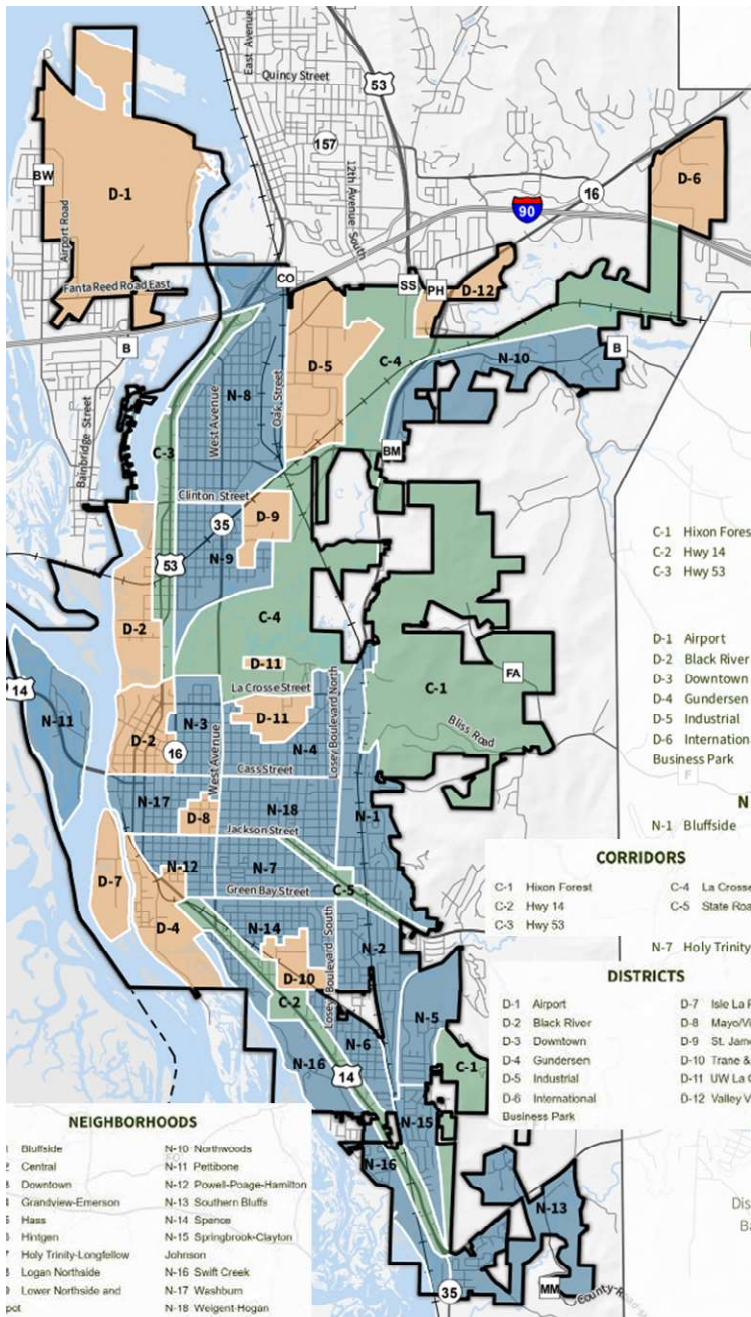
Workshops

Built Form Study | Corridors

Based on the Comprehensive Plan NDC framework, the Built Form Study samples the typical development pattern for each of the neighborhoods, districts and corridors as identified in the comp plan to better understand the physical dimensions of building type, site plan, street frontage and block pattern as well as other conditions.

Corridors

- C-1 thru C-5
- C-1 Hixson Forest and C-4 La Crosse Marsh not included



Built Form Study | Plate C-2: Highway 14

NDC Framework: Corridor



Urban Pattern



Built Form Examples

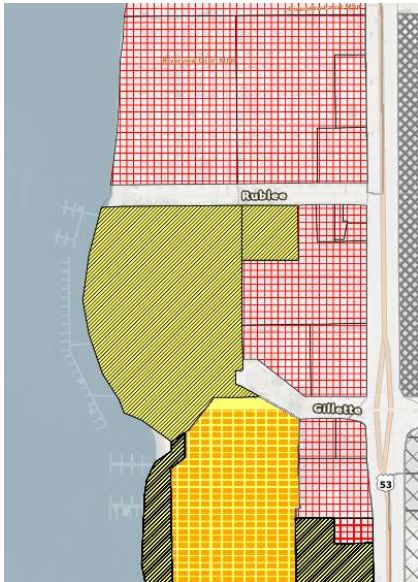
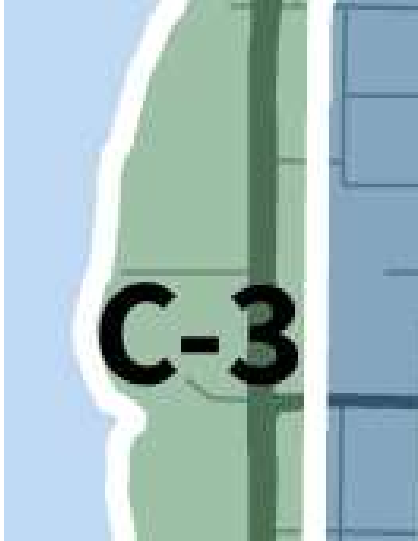


Notes

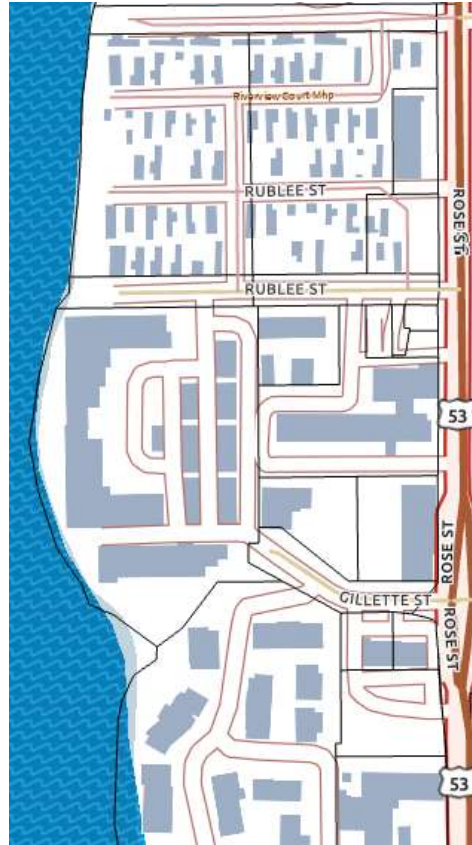
- Existing zoning: C2 Commercial
- Character area: Commercial Corridor
- Key intersection: US-14 & Ward Ave/S East Ave
- Parcel pattern: Large irregular lots fronting US-14 & Ward Ave/S East Ave
- Scale: Standalone 1-story commercial structures
- Yards: Deep setback for commercial buildings; large surface parking lots
- Parking: several surface lots front onto Hwy 14 and Ward Ave/S East Ave
- Materials: Brick, metal panel, glass
- Street: US-53 has 85-foot ROW with 9-foot sidewalk on both sides, 5 lanes including two-way left-turn lane in center; Ward Ave/S East Ave are 90-100 feet in width
- Service Drive:

Built Form Study | Plate C-3: Highway 53

NDC Framework: Corridor



Urban Pattern



Built Form Examples



Notes

- Existing zoning: C2 Commercial, R5 Multiple Dwelling, PD Planned Development
- Character area: Urban mixed
- Key intersection: US-53 & Gillette St
- Parcel pattern: Irregular lots fronting US-53 and side streets
- Scale: 1 story manufactured homes and retail, 2 story hotels, townhomes; multi-family buildings
- Yards: Shallow setbacks fronting US-53 with parking behind or beside buildings, shallow setbacks between manufactured homes
- Parking: Surface lots for commercial along US-53, wide roads with street parking for manufactured homes
- Materials: Wood siding, masonry, metal structure
- Street: US-53 has 90-foot ROW with 9-foot sidewalk on both sides, 5 lanes including two-way left-turn lane in center; Riverview Court roads are 40 feet in width
- Service Drive: n/a

Built Form Study | Plate C-3.1: Highway 53

NDC Framework: Corridor



Urban Pattern



Built Form Examples

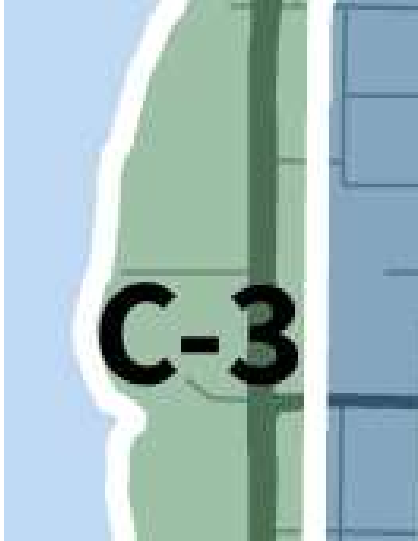


Notes

- Existing zoning: C2 Commercial, C1 Local Business
- Character area: Commercial corridor
- Key intersection: US-53 & W George St
- Parcel pattern: Large lots fronting US-53
- Scale: 1 story strip mall and standalone commercial buildings; commercial structures tend to have flat roofs and tall pylon signs along highway
- Yards: Deep setback for commercial buildings; large surface parking lots with buildings set behind
- Parking: Several large surface lots front onto US-53 or W George St
- Materials: Brick, lap siding (vinyl and wood), glass
- Street: 150-foot ROW with 6-10 foot sidewalk on both sides; US-53 has grassed boulevards and 7 lanes (including turn lanes); W George St has paved median and island for pedestrian crossing
- Alley/Service Drive: Service drive behind strip mall, built around existing Badger Hickey Park (see image)

Built Form Study | Plate C-3.2: Highway 53

NDC Framework: Corridor



Urban Pattern

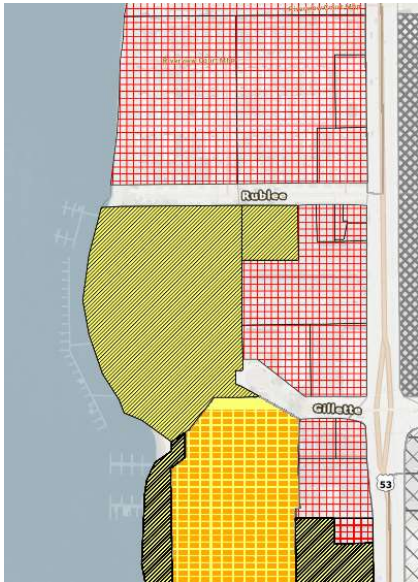


Built Form Example



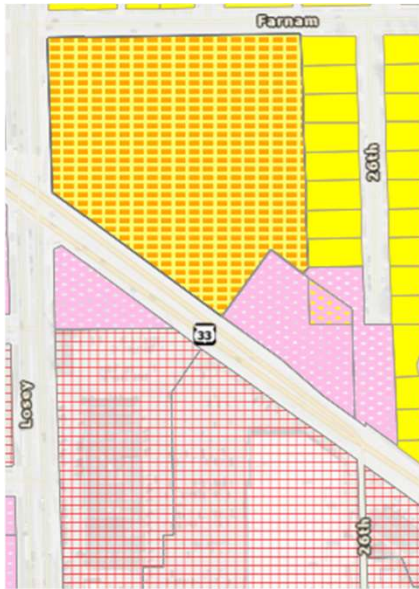
Notes

- Existing zoning: R5 Multiple Dwelling,
- Character area: Modular neighborhood
- Key intersection: US-53 & Gillette St
- Parcel pattern: Irregular lots fronting US-53 and side streets
- Scale: 1 story manufactured homes
- Yards: Shallow setbacks with parking behind or beside buildings, shallow setbacks between manufactured homes
- Parking: wide roads with street parking for manufactured homes
- Materials: metal siding
- Street: US-53 has 90-foot ROW with 9-foot sidewalk on both sides, 5 lanes including two-way left-turn lane in center; Riverview Court roads are 40 feet in width
- Service Drive: n/a

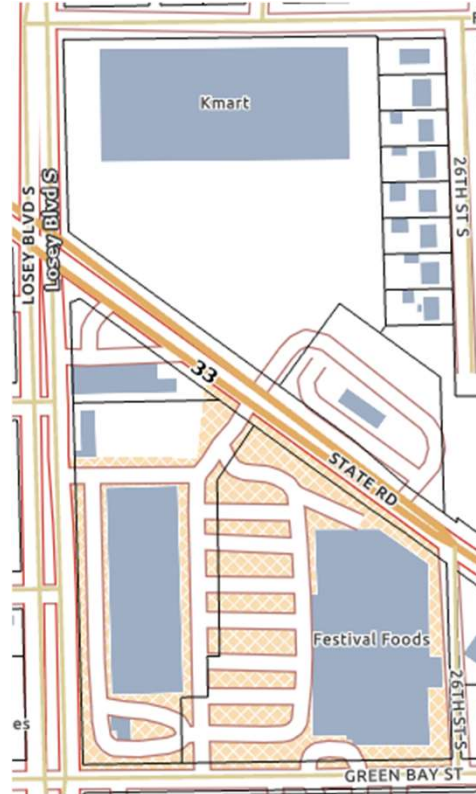


Built Form Study | Plate C-5 : State Rd

NDC Framework: Corridor



Urban Pattern



Built Form Examples



Notes

- Existing zoning: C2 Commercial, PD Planned Development, C1 Local Business, & R1 Single Family
- Character area: Commercial Corridor
- Key intersection: State Rd & S Losey Blvd
- Parcel pattern: Large irregular lots fronting State Rd & S Losey Blvd
- Scale: 1-story in-line commercial and standalone buildings
- Yards: Deep setback for commercial buildings; large surface parking lots
- Parking: Several surface lots front onto State Rd and S Losey Blvd
- Materials: Brick, glass, common masonry
- Street: State Rd has 85-foot ROW with 9-foot sidewalk on both sides, 4 lanes with left-turn lanes in both directions at intersection; S Losey Blvd is 100 feet in width and has 6-foot sidewalk on both sides, 4-lanes including occasional left-turn lanes in both directions
- Service Drive: rear & front loaded



Memo 2

To: City of La Crosse
From: MSA Zoning Code team
Subject: Diagnostic Summary
Date: February 21, 2025 (Residential Districts: pages 1-4)
Date: March 25, 2025 (Commercial & Industrial Districts; Subdivision Regulations: pages 5-9)

The La Crosse Zoning Code is found in Chapter 115 of the Municipal Code and is defined by seven articles and contains the following:

- A total of 211 pages
- 21 districts and 2 overlay districts
- Definitions, penalties, administration, appeals and amendments are found in Articles I and II
- District regulations are found in Article IV; dimensional standards that apply for each district begin on page 26.
- Overlay regulations are defined in Article V.
- A generous list of conditional uses is defined in Article VI that covers 23 pages of address additional standards and regulations. We will provide an additional analysis just focused on conditional uses.
- Article VII cover supplemental regulations including design standards for multi-family housing and commercial uses and the traditional neighborhood development (section 115-403).
- Generally, urban standards (and dimensional requirements) are written out in extended sentences and are often difficult to follow.
- It seems, in general, that most of the residential districts share dimensional standards and regulations subject to different time periods, going back to the 1938 edition of the code.
- The word 'special' is used in the title for the R-3 and R-6 districts but it isn't clear exactly what this means or designates.

Residential

A high level review of the R districts follows; titles are spelled out as they appear in the body of the code.

Agriculture (A-1) and Exclusive Agriculture (EA) Districts

The code includes an Agricultural district and an Exclusive Agricultural district. The A-1 district's purpose is to act as a preserve for future urban development. The Exclusive Ag district is intended to preserve lands for food and fiber production. In either case not many areas/parcels zoned are A-1 or EA; it appears the only active agricultural use is in the southern part of the city along Old Town Hall Rd.

R1 District

Unlike the A-1 and EA districts, the R1 district does not include a direct purpose statement. The R1 Single Family district does allow two-family dwellings provided they were in existence on September 13, 1984 with an odd requirement that a new two family dwelling can replace an existing two family dwelling if it is limited to 2 bedrooms in each unit; no additional bedrooms can be added in any case.

There is no direct mention of lot area and dimensional standards except for the reference to the 'Residence District' (this is a reference to the 1938 zoning code which included two residential districts: Residence and Multiple Dwelling) - apparently this is assumed to refer to the R2 District and these standards apply to R1.

Language and requirements like the following paragraph will need to be resolved regarding the uses in the R1 district:

- *Two or more family dwellings provided that such were in existence on April 10, 1997, have not discontinued the number of dwelling units for a period of 12 months or more, and are located within the area bounded by 9th Street-Farnam Street-east-west alley north of Green Bay Street-West Avenue, and provided further that such two or more family dwellings may be replaced by another two or more family dwellings as long as such replacement shall not contain more units or bedrooms than existed on April 10, 1997 and other applicable building and zoning code requirements for the R-1 District are met.*

R2 District

Like the R1 District, the R2 District does not have a specific purpose statement. It allows two family dwellings but only if they contain no more than three bedrooms per unit. It allows churches that were in existence on August 10, 1989. As in other districts, language makes multiple references to specific dates in time that provide a threshold for permitted uses.

Language and requirements like this this will need to be resolved regarding the uses in the R1 district:

- *The side yard regulations in subsections (3)a. and b. of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.*

R3 Special Residence District

This district is meant to allow single family, two-family and up to four or more dwellings provided they were in existence on April 10, 1997. Lot and dimensional standards are the same or similar to R1 and R2.

Standards for yards are laboriously overwritten (similar to R1 and R2) and difficult to interpret in a single reading. These will benefit from summary and simplification:

- a. *On every lot in the Special Residence District, there shall be two side yards, one on each side of the building, and except as hereinafter provided, neither of such side yards shall be less than six feet in width, and provided further that for any main building other than a one-family dwelling neither of such side yards shall be less than seven feet in width, except that lots occupied by each attached dwelling unit which is located within a single structure, which is attached along a lot line which is approximately perpendicular to the street right-of-way line, shall not be required to meet this requirement other than the outer side yards of the structure in which the two attached dwelling units are located shall not be less than seven feet in width.*
- b. *On any lot having a width of less than 44 feet, and of record on August 27, 1938, the width of no side yard shall be less than that heretofore prescribed less one-fourth foot for each foot said lot is less than 44 feet in width; provided further, however, that no side yard shall be less than four feet in width in any case.*
- c. *The side yard regulations in subsections (2)a and b of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of*

reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.

Low Density Multiple Dwelling District (R4)

This district is shown as the R4 district on the map but is not titled as that in the body of the code and allows multiple dwelling buildings that contain more than 4 units. Similar to the other R districts language and standards regarding lot area and yards are very overwritten and can benefit from simplification and more direct language.

Multiple Dwelling District (R5)

This district is “nested” into the R4 and thus any use allowed in R4 is permitted in this district. Uses include boarding house, room houses, fraternities and sororities (occupied by less than 6 persons). Height is allowed up to 55 feet and may exceed this per section 115-390 (Art. VII Supplemental Regulations).

R-6 Special Multiple Dwelling District

This district is “nested” into the R5 and thus any use allowed in R5 is permitted in this district. Uses include boarding house, room houses, fraternities and sororities (occupied by less than 6 persons). Height is allowed up to 55 feet and may exceed this per section 115-390 (Art. VII Supplemental Regulations).

Washburn Neighborhood District (R-7)

The purpose of the district is to encourage people to work and live in the City of La Crosse and will encourage single family dwellings. The district standards and regulations are “nested” in the R1 district (but excludes section 114-142(a) (10). A unique condition in this district is the requirement of Architectural Control that is to encourage physical development to a higher degree of aesthetic satisfaction per approval of the Design Review Board.

MEMO

March 18, 2025/rev March25, 2025

Map Diagrams

In a separate document we reviewed lot sizes for R-1, R-2, R-3 and the Washburn zoning districts based on the threshold of 5000 sf, lots that fall between 5000 -7200 sf and lots over 7200 sf. Lots under 5000 sf are shown in red and based on how the districts are defined many of these lots, we assume, were platted in 1938 or earlier so are not technically nonconforming. Nevertheless there is a distinct pattern (and a significant number) of smaller lots that seem to be functioning well today. More analysis is needed which will help determine how best to define standards.

R-1 = 10,833 Parcels

>7,200 sqft = 4,878 Parcels (45%)

5,000-7,200 sqft = 4,454 Parcels (41%)

<5,000 sqft = 1,501 Parcels (13.9%)

R-2 = 1,298 Parcels

>7,200 sqft = 504 Parcels (38.8%)

5,000-7,200 sqft = 522 Parcels (40.2%)

<5,000 sqft = 272 Parcels (20.9%)

R-3 = 4 Parcels

>7,200 sqft = 1 Parcel (25%)

5,000-7,200 sqft = 2 Parcels (50%)

<5,000 sqft = 1 Parcel (25%)

Washburn Neighborhood District = 451 Parcels

>7,200 sqft = 185 Parcels (41%)

5,000-7,200 sqft = 111 Parcels (24.6%)

<5,000 sqft = 155 Parcels (34.4%)

R-4 = 169 parcels

>7,200 sqft = 68 (40.2%)

5,000-7,200 sqft = 68 (40.2%)

<5,000 sqft = 33 (19.6%)

R-5 = 941 parcels

>7,200 sqft = 592 (62.9%)

5,000-7,200 sqft = 159 (16.9%)

<5,000 sqft = 190 (20.2%)

R-6 = 117 parcels

>7,200 sqft = 65 (55.6%)

5,000-7,200 sqft = 11 (9.4%)

<5,000 sqft = 41 (35%)

Total = 13,813

<5,000 sqft = 2,193 (15.8%)

Commercial Districts

There are three (3) commercial districts that are closely related to each other relative to dimensional standards, with distinctions for building heights and certain uses.

- Local Business: C-1
- Commercial District: C-2
- Community Business: C-3

The code is written to identify uses that are not allowed in the C-1; and C-2 and C-3 are written that list what uses are allowed. It appears that the Local Business District (C-1) provides the basis for most commercial uses in the city; any use in this district is also permitted in the Commercial District (C-2). The Community Business (C-3) district is mostly focused on blocks and parcels in the downtown area and includes a more narrow range of uses. All of the commercial districts allow some type of residential use and appear to rely on bulk standards based in the Residence (clarified to refer to the current R2 District) and Multiple Dwelling (the R-5 District) districts.

Conditional uses are coded in Article VI; we will provide an additional analysis just focused on conditional uses.

Local Business C-1

Despite its title this district regulates a broad range of uses throughout the city and also provides the basis for allowed uses in the Commercial district (C-2). The title, which dates back to the 1938 code, may have regulated smaller size commercial parcels and allowed uses more related to neighborhoods in the city at a point in history. Among the dimensional standards are references to 'outer' and 'inner' courts, a very specific outdoor space that we have not found a local example of from our current analysis.

Commercial District C-2

This district functions as the general and 'highway' commercial district throughout the city and as such regulates a wide range of commercial buildings from enclosed malls to small franchise operations to less intensive uses surrounding the downtown core. It regulates large commercial areas like Valley View Mall, in-line and shopping center uses along Hwy 53, commercial uses along Hwy 61 and a number of blocks and partial blocks surrounding the downtown core. The language, unlike language in the C-1 district, defines uses that are allowed. Like the Local Business District, C-2 defines regulations for 'outer' and 'inner' courts as well as residential uses.

Community Business C-3

This district is mainly concentrated on the downtown core that is defined by walkable streets, urban storefronts, on-street and structured parking as well as a mix of uses including historic districts and properties.

Page 41 of the code under 'Vision Clearance' refers to properties in the Central Business District (capitalized) and defines a specific boundary (Cameron Ave, Mississippi River, La Crosse St and Sevent St) but there is no Central Business District in the code or zoning map. This appears to be a generic reference but it's capitalized spelling is confusing.

Industrial

There are two industrial districts, Light M-1 and Heavy M-2, both of which operate from a similar set of uses. Both of these districts declare particular uses that are not allowed as a distinction for what is allowed. The Heavy Industrial district includes a majority of the land mapped; Light Industrial zoning tends to be smaller lots and parcels in discrete locations.

Other Districts

- Public utility (Sec. 115-154) – a very few specific locations
- Parking (Sec. 115-155) – mainly focused on downtown but this district is not mapped
- Planned Development (Sec. 115-156) – strategic locations throughout the city that requires a minimum 2 acre site; a recent example is the River North development.
- Public and Semi-Public (Sec. 115-157) -large parts of the city are zoned including the airport and parts of Barron Island.
- Conservancy (Sec. 115-158) – this district covers one of the largest land areas of the city including wetlands, marshes, lakes, waterways and bluffs.
- Traditional Neighborhood Development (Sec. 115-403) – this district is located in Article VII Supplement Regulations and regulates compact traditional mixed use development pattern. This is no minimum acreage for this district and no requirements for lot dimensional standards.

Overlay Districts (Article V)

- Neighborhood Center (Sec. 15-185) – there is one district defined in the code for this overlay, located in the Logan Northside neighborhood but it is not officially mapped.
- Floodplain (Div. 2: Sec. 115-207)
- Historic Zoning Overlay (Div. 3: Sec 115-313) – contains an abundance of requirements and regulations related to the city's historic districts and properties. Design standards are very specific about renovation, rehabilitation and demolition for each historic district.

Attachment 2.1 - Summary Table of Dimensional Standards (in-progress)

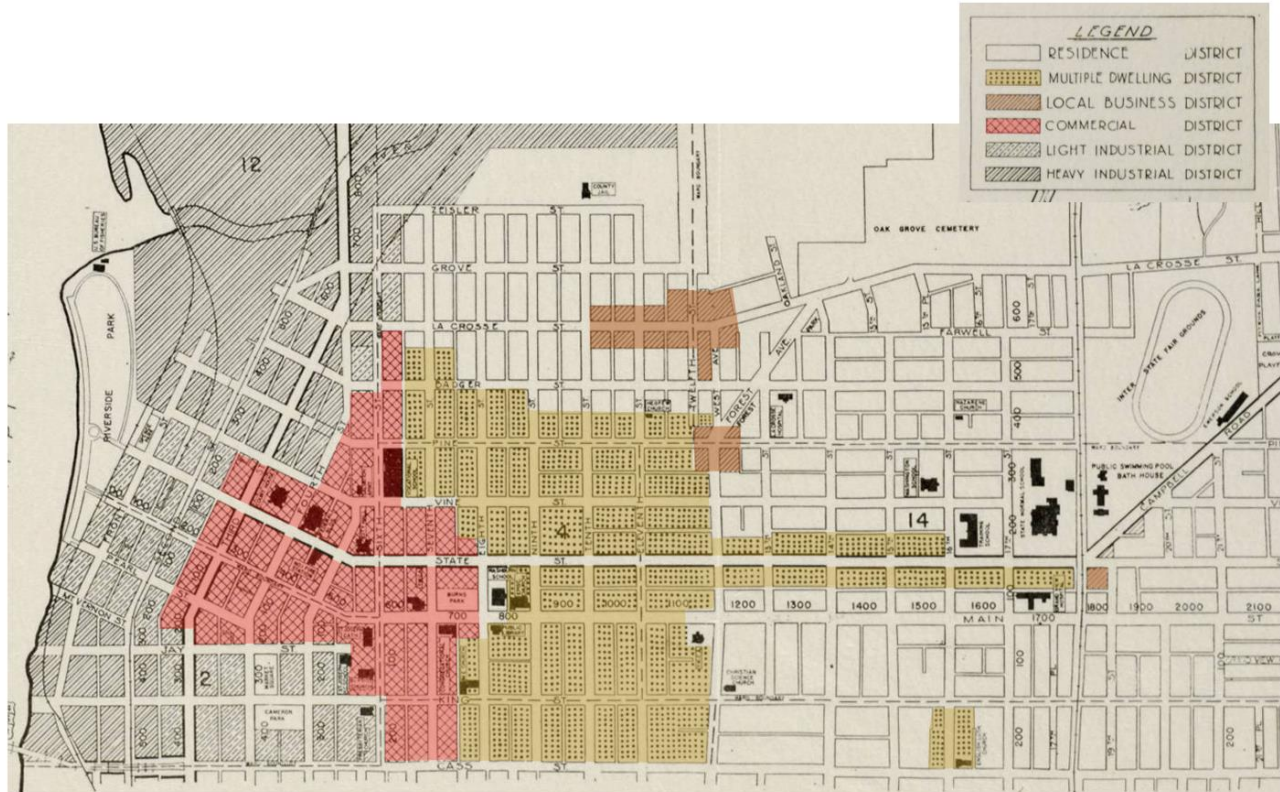
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MEMO

March 18, 2025/rev March25, 2025

Attachment 2.2 Historic Zoning Map

Attached is part of the zoning map from 1938 that shows the very simple zoning organization of industrial, commercial, multi-family and single family zoning districts. This simplistic approach may have some benefits as we continue to consider regulations and how best to apply them.



Chapter 113 Subdivisions

The Subdivisions chapter covers 23 pages spelled out over four Articles:

- Article I, In General – includes definitions, purpose, intent, compliance, jurisdiction, improvements, fees and a few other administrative rules;
- Article II, Platting – includes Div. 1 Generally, Div. 2 Preliminary Plats, Div. 3 Final Plats;
- Article III, Design Standards – includes street arrangement, street design standards, blocks, lots, easements, public open space, etc;
- Article IV Required Improvements – includes grading, surfaces, curb & gutter, sidewalks, stormwater, other utilities, etc.

Some highlights:

- Cul de sac streets to be no less than 500 ft long.
- A reference to 'green complete streets'; must be reviewed by City Traffic Engineer, City Engineer, City Planner and approved by the Board of Public Works prior to any preliminary or final plat. More detail is found in Chapter 40 Street and Sidewalks.
- Blocks shall not be less than 500 ft long and no longer than 1200 ft long (with exceptions) (as an example the Riverpoint North Planned Development District street and block layout do not meet these standards and this may also conflict with the purpose and intent of the TND ordinance).
- Mid block crossings are required for a street if over 900 ft in length
- Regarding access every lot shall not be less than 60 ft wide and lot depth should not be less than 100 ft.
- Street names must refer to the use of 'courts', 'places' or 'lanes' in certain conditions.
- Local Residential Streets shall have a pavement width of 36 ft.
- Street trees shall be planted at least one per every 50 ft on all streets to be dedicated.
- Reference is made to 'Confluence The La Crosse Comprehensive Plan' (Dec. 2002).
- Plat shall be prepared on tracing cloth or paper of good quality – state statutes (WI 236.12) refer to submitting an electronic copy.



DRAFT - City of La Crosse Zoning Code Update

Community Survey #1

Zoning is a powerful tool that significantly impacts our daily lives, from the streets we travel on to the buildings we live in and the parks we enjoy. However, zoning regulations can often be confusing and impose barriers to necessary community changes.

Forward La Crosse Zoning Code Update is a collaborative initiative aimed at rewriting the city of La Crosse's Zoning Code and Subdivision Ordinance. The update aims to modernize regulations to better reflect current community needs and growth patterns.

This survey is one of many opportunities for you to provide feedback and influence the new code. Please take a few moments to share your thoughts by completing this quick 10-minute survey.

Learn more about the planning process and get updates at <https://forwardlacrosse.org/>

1. What is your age?

☐ Under 18

☐ 45-54

☐ 18-24

☐ 55-64

☐ 25-34

☐ 65+

☐ 35-44

☐ Prefer not to answer

2. How do you identify your race and/or ethnicity? Select all that apply.

- ☐ Native American/Alaska Native
- ☐ Asian/Asian American
- ☐ Black/African American
- ☐ Hispanic/Latino
- ☐ Native Hawaiian or other Pacific Islander
- ☐ White
- ☐ Prefer not to say
- ☐ Other, or prefer to self-describe:

* 3. Do you own or rent property in the City of La Crosse? Check all that apply.

- ☐ I'm a renter
- ☐ I own my home (owner-occupied)
- ☐ I own rental property (landlord)
- ☐ Other (please specify)



DRAFT - City of La Crosse Zoning Code Update

4. How long have you lived in the City of La Crosse?

☐ Less than a year

☐ 11-20 years

☐ 1-5 years

☐ 21+ years

☐ 6-10 years

☐ I do not live in La Crosse.

5. How long have you lived in your current residence?

☐ Less than a year

☐ 11-20 years

☐ 1-5 years

☐ 21+ years

☐ 6-10 years

☐ Other (please specify)

6. In what type of dwelling do you live?

- ☐ Detached (single-dwelling) home
- ☐ 2-unit Building or Duplex
- ☐ 3-4 unit Building
- ☐ 5-19 unit Building
- ☐ 20+ unit Building
- ☐ Accessory Dwelling Unit (secondary unit in or outside of the principal structure)
- ☐ Shelter/transitional facility
- ☐ Assisted living/other group facility
- ☐ Unhoused
- ☐ Other (please specify)

7. How do the members of your household park their personal vehicles at your residence?

- ☐ I don't own a vehicle.
- ☐ Outside in a parking lot or driveway.
- ☐ Inside a garage structure.
- ☐ On the street.
- ☐ Some vehicles are parked inside a garage and others are parked outside in a driveway, parking lot, or on the street.
- ☐ Other (please specify)



DRAFT - City of La Crosse Zoning Code Update

8. Do you think La Crosse has enough of the following housing types?

	Not enough	Right amount	Too much
Freestanding single-dwelling houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Two-unit building (Twinhome/Duplex)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3-4 unit building (Triplex/Quadplexes)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhomes/Row housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multi-building complex (multiple 3-19 unit buildings in a group or cluster on one property)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartment/condo building with 4-19 units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartment/condo building with 20+ units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Units above commercial uses (mixed-use buildings)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Share how you feel about the following statements regarding new **large (20+ unit) residential buildings**.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Create screening when adjacent to lower-intensity residential uses.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide outdoor common areas for the residents.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Be situated closer to the street than they typically are today.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maximize the use of the lot area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Locate parking in well-screened areas behind the building or in a garage structure.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Meet pedestrian-friendly neighborhood standards for building entrance locations, landscaping, and frontage features such as patios and seating, ample windows, overhangs and awnings, architectural details, etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Set back the top stories of the building to better improve compatibility with surrounding neighborhoods.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Share how you feel about the following statements regarding **low-density residential uses (free-standing house, duplex, triplex, fourplex)**.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Entrances should face the street and have front porches or covered entries.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Side entry garages look better than front entry garages.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is acceptable for a garage to be the prominent feature of a residence from the street.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Alleyways should be incorporated in new subdivisions for garage access.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
An Accessory Dwelling Unit (secondary unit in or outside of the principal structure) is acceptable on a property.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limits should be placed on impervious surfaces such as pavement.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



DRAFT - City of La Crosse Zoning Code Update

11. Share how you feel about the following statements.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Neighborhoods should incorporate small retail, food, and service businesses.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhoods should incorporate a range of housing types, sizes, and price points.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood design should emphasize and enable people to safely and enjoyably meet most of their needs within a 15-minute walk or bike (employment, recreation, services, grocery, school, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity between homes and services/retail is	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

important.

Proximity to parks and open spaces is important.

☐☐☐☐☐

New development must promote environmental stewardship through environmentally friendly design practices.

☐☐☐☐☐

It is easy to find parking in the downtown within three blocks of my destination.

☐☐☐☐☐



DRAFT - City of La Crosse Zoning Code Update

12. Select your top THREE property regulations that you are most concerned about.

- | | |
|--|--|
| <input type="checkbox"/> No specific concerns / Not sure | <input type="checkbox"/> Frontages / Streetscape |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Stormwater / Green Infrastructure |
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Noise / Nuisances |
| <input type="checkbox"/> Building Setbacks | <input type="checkbox"/> Large Retail Sites |
| <input type="checkbox"/> Incompatible Uses | <input type="checkbox"/> Drive-through Businesses |
| <input type="checkbox"/> Building Design Standards | <input type="checkbox"/> Property Maintenance / Upkeep |
| <input type="checkbox"/> Other (please specify) | |

13. In your experience, La Crosse's zoning code is:

- ☐ Too restrictive
- ☐ Fair
- ☐ Too flexible
- ☐ Not sure- no experience

14. How informed do you feel about zoning decisions and their potential impact on your neighborhood?

- ☐ Very
- ☐ Neutral
- ☐ Not at all
- ☐ Not sure - no experience

15. Have you been involved in zoning discussions or decisions affecting your neighborhood?

- ☐ Yes
- ☐ No
- ☐ Not sure

16. How concerned are you about environmental risks and hazards in your neighborhood?

- ☐ Very
- ☐ Neutral
- ☐ Not at all
- ☐ Not sure

17. Any other comments about anything related to existing or future developments in La Crosse or the current zoning code?

Thank you for your time and valuable feedback!

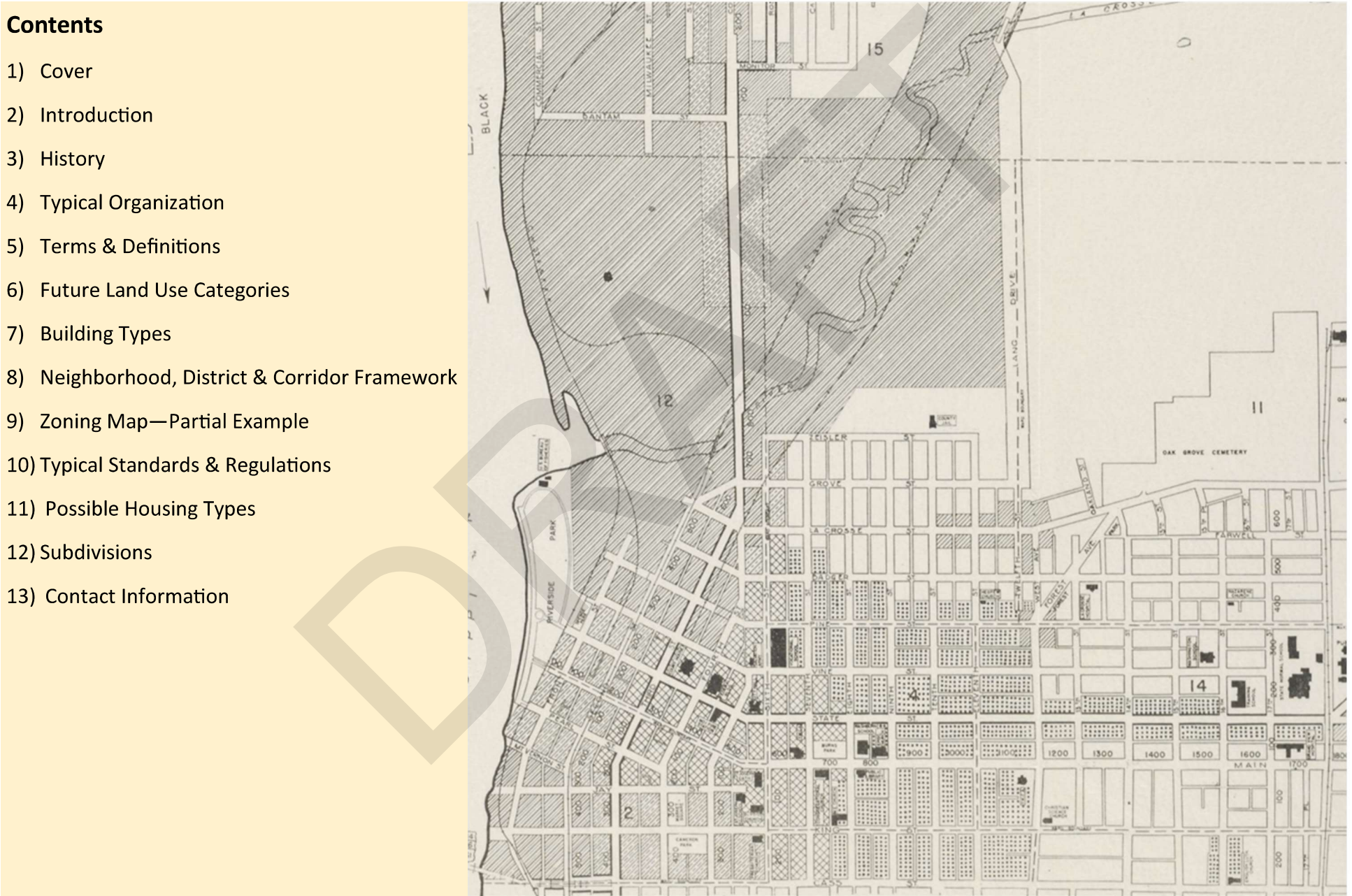
To learn more about the project and get involved, visit <https://forwardlacrosse.org/>



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Introduction



Zoning is one of the most common methods of land use control used by local governments. Zoning works by defining a community into districts, regulating uses that are allowed within those districts, and prescribing allowable dimensions such as lot sizes, setbacks and building height. Zoning can help a community to achieve goals outlined in a comprehensive plan including:

- Protecting public health, safety and general welfare.
- Promoting desirable patterns of development.
- Separating incompatible land uses.
- Maintaining community character and aesthetics.
- Protecting community resources such as farmland, woodlands, groundwater, surface water, and historic and cultural resources.
- Providing public services and infrastructure in an economical and efficient manner.
- Protecting public and private investments.

Local governments in Wisconsin decide for themselves whether or not to adopt general zoning, also known as comprehensive zoning. Authority to adopt general zoning is outlined in state statutes and summarized below:

- Cities and villages may adopt general zoning which applies to lands within their municipal boundaries.¹ Cities and villages may also adopt extraterritorial zoning which applies to land in surrounding unincorporated areas.²
- The zoning ordinance and map describe uses that are allowed within each zoning district.

Additional Forms of Zoning

State statutes require communities to administer certain types of zoning as described below:

- **Shoreland zoning** provides development standards near waterways to protect water quality, aquatic and wildlife habitat, shore cover and natural scenic beauty. Wisconsin statutes require counties to exercise shoreland zoning in unincorporated areas.⁶
- **Shoreland-wetland zoning** generally prohibits or severely restricts development in wetlands near waterways. It has the same objectives as shoreland zoning and is required of counties, cities and villages that have received wetland maps from the state.⁷
- **Floodplain zoning** provides location and development standards to protect human life, health and property from flooding. It is required of counties, cities and villages that have been issued maps designating flood prone areas.⁸

Source: UW- Madison Division of Extension



1920 – First Wisconsin zoning ordinance created by City of Milwaukee

1923 – Zoning upheld by Wisconsin Supreme Court

1929 – Wisconsin Legislature authorizes zoning to regulate all uses in rural areas

1933 – Oneida County adopts first comprehensive rural zoning ordinance in the United States

1966 – Wisconsin Legislature adopts the Water Resources Act

1968 – Local governments required to administer minimum shoreland and floodplain zoning regulations

1999 – Wisconsin
adopts Comprehensive
Planning Law and
establishes grant
program

2010 – Zoning must be consistent with a comprehensive plan

Source: UW- Madison Division of Extension

Organization



Organization of a Zoning Ordinance

Most zoning ordinances are organized in the following manner:

Title, Authority and Purpose. This section lists the state enabling legislation which empowers the community to adopt zoning and outlines the community's "statements of purpose" or reasons for having zoning.

General Provisions. This section includes definitions of terms and describes the area affected by the ordinance.

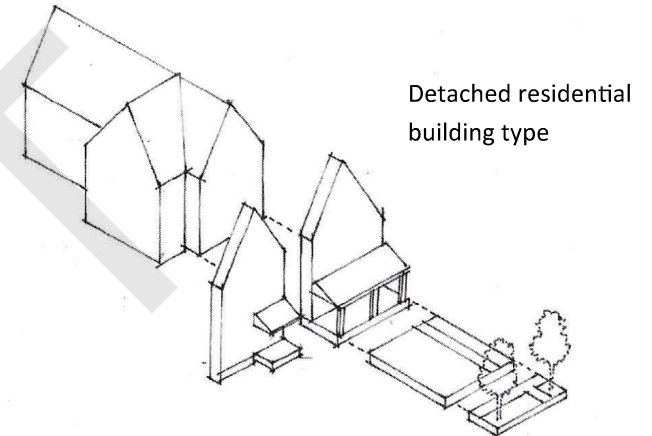
Zoning Districts and Regulations. This section lists and defines each zoning district and sets out rules that apply to land in each district. These rules may include permitted and conditional uses, the density of structural development, dimensions of structures and setbacks, and provisions for open space.

Zoning Nonconformities. This section describes limitations associated with nonconforming uses, structures and lots.

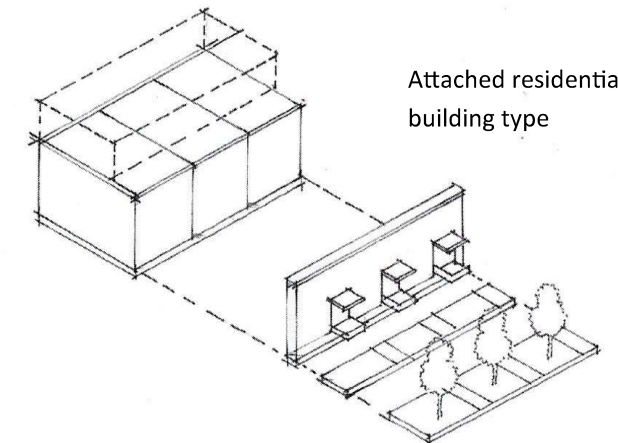
Impact Regulations. This section describes parking, landscaping, signage, historic preservation, environmental and other development regulations designed to mitigate the impacts of development.

Administration and Enforcement. This section outlines the duties of those involved in administering the zoning ordinance, specifies procedures for amending the ordinance, and sets fines for zoning violations. Enforcement techniques generally include refusal of building or occupancy permits, remediation, fines and forfeitures, or court action to force compliance.² Enforcement actions may be initiated by the governing body or an affected landowner.³

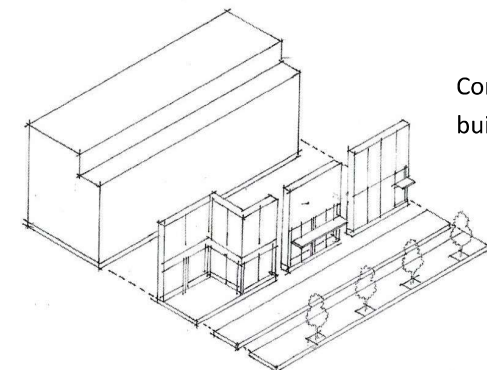
Source: UW- Madison Division of Extension



Detached residential building type



Attached residential building type



Commercial building type

Words, Definitions & Terms

ACCESSORY DWELLING UNITS (ADUs) a small home that is ancillary to a principal dwelling unit on a property.

ARCADE a feature for Retail use where the Facade is a colonnade that overhangs the Sidewalk.

ARCHITECTURAL DESIGN STANDARDS Requirements that specify building materials, details and facade variations.

BLANK WALLS a blank wall is a length of 30 or more feet without openings.

BLOCK FACE all the building Facades on one side of a block

BUILD-TO LINE A horizontal regulation on the lot for where a building must be located.

BY RIGHT a proposal that complies with the code and is permitted and processed administratively, without public hearing.

CIVIC SPACE an outdoor area dedicated for public use.

CONFIGURATION the form of a building, based on its massing, frontage and height.

ENCROACHMENT A structural feature that extends into a yard, space or above a height limit; often used to describe awnings, signs and balconies that project over sidewalks.

FLOOR AREA RATIO (FAR) The ratio of a building's floor area to the size of the lot.

HOME OCCUPATION When a business is located within a residence.

LINER BUILDING A shallow building that is sited in front of parking and service areas.

LIVE WORK a mixed use unit consisting of a commercial and residential uses; intended to be occupied by a business operator who lives in the same structure.

LOT means land occupied by a permitted use including one main building together with its accessory buildings, and the yards and parking spaces and having its principal frontage on a public street.

LOT LINE the boundary that legally and geometrically defines a lot.

MISSING MIDDLE HOUSING A term that refers to small multifamily, live/work and cottage-like residences that are generally more affordable, and their neighborhoods more walkable.

MIXED USE multiple uses within the same building or in multiple adjacent buildings

NONCONFORMING USE means any building or land lawfully occupied by a use per the regulations of the district it is in.

PUBLIC REALM Areas that are not privately owned — including streets, sidewalks, other rights-of-way, open spaces, and public facilities such as parks, green spaces and municipal buildings.

REGULATING PLAN a Zoning Map or set of maps that shows the special requirements subject to, particular regulations, often in response to a well defined context.



Future Land Use includes twelve (12) categories (*summarized from the 2040 Comprehensive Plan*):

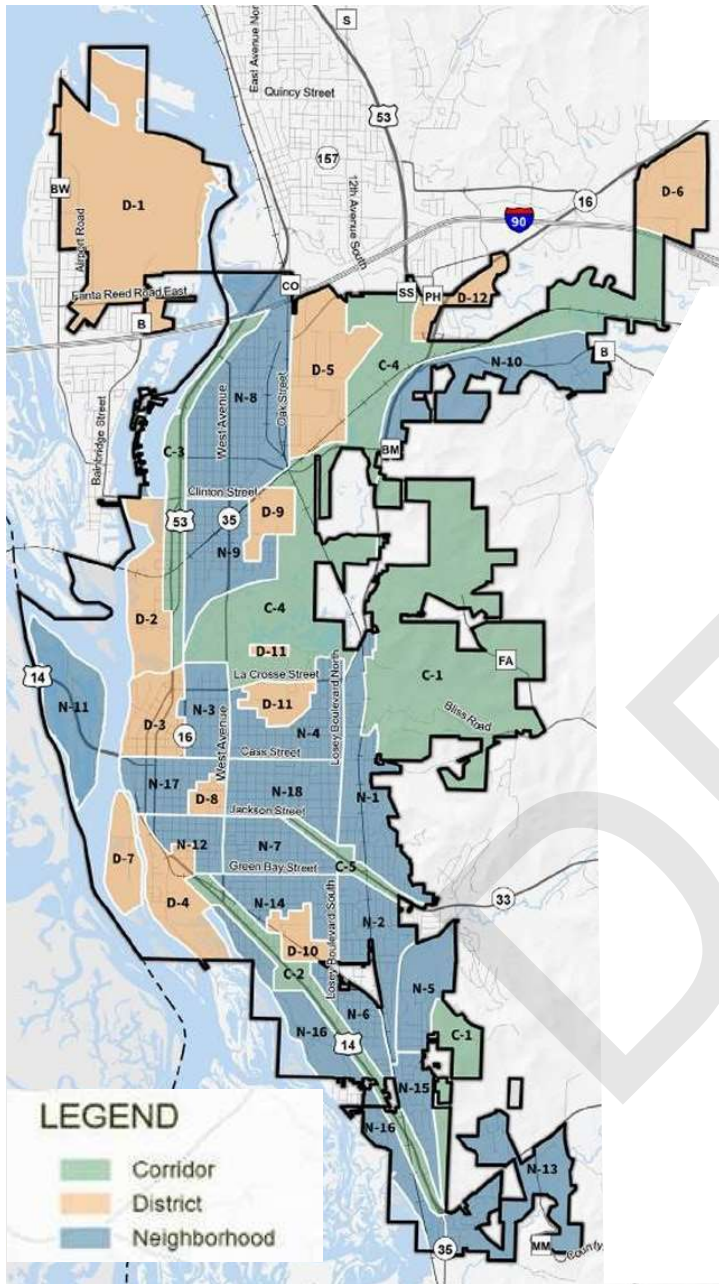
- **Existing Uses:** Existing Uses are noted within each Future Land Use Category to specify that an existing use is always “Allowable” on any property in La Crosse and that no existing property must be changed in order to comply with the Future Land Use Plan.
- **Low-Density Residential:** Low-Density Residential land uses are predominantly made up of one-two story single-family structures but may also include two- and three-unit dwellings that may have been converted from single-family structures. Other housing types such as townhomes and rowhomes may be compatible, especially if developed to fit a single-family mold.
- **Medium-Density Residential:** Medium Density Residential may include more variety of housing types than Low-Density Residential, including townhomes, rowhomes, small multi-family buildings, and large multi family buildings of two-four stories. The uses in this category are interconnected within surrounding neighborhoods as part of a complete neighborhood, providing access to a variety of uses and amenities through enhanced walkability and connectivity.
- **High-Density Residential:** High-Density Residential typically includes multi-family owner-occupied and rental units in structures taller than three stories. Similar to medium- density, high-density is interconnected within surrounding neighborhoods and may be concentrated in areas with major streets connections and employment and commercial areas.
- **Low-Intensity Mixed-Use:** Low-Intensity Mixed-Use may include relatively small existing and planned activity centers that include a variety of uses such as residential, retail, restaurant, service, institutional, and civic uses primarily serving existing neighborhoods and their residents. The design and layout is typically compact, walkable, and nearby transit.
- **High-Intensity Mixed-Use:** High-Intensity Mixed-Use was included to delineate areas of higher-intensity mixed-uses that support an active and vibrant street life. These can be located within the core of Downtown La Crosse, as well as outside of the Downtown core in areas still appropriate for a higher intensity mix of uses.
- **Neighborhood Retail/Commercial:** These areas include walkable, small-business, small format, independent businesses primarily serving walk-up customers from within the neighborhood.
- **Commercial:** Commercial includes professional service uses, corporate, retail, services, and other commercial/consumer based land uses providing consumer and employment opportunities. Commercial can also feature businesses considered “big box” stores, drive-ups, and large format services such as car dealerships.
- **Industrial:** Industrial includes uses involved in manufacturing, wholesale, storage, distribution, transportation, repair/ maintenance, and utilities. These can also include uses typically identified as “nuisance” uses that should not be located in proximity to residential, neighborhood mixed-use, or other non-residential uses due to noise, odor, appearance, traffic, or other potentially adverse impacts. Screening, buffering, and securitization should be deployed to protect surrounding uses wherever possible.
- **Institutional:** Institutional includes government buildings, structures, and campuses, as well as public community.
- **Parks & Open Space:** This category includes public parks, trails, and recreation areas, private recreation uses (such as golf courses), cemeteries, and other natural features that create a park-like setting. The emphasis is on natural and open spaces that provide for recreation and environmental uses.
- **Conservancy, Wetland, & Agricultural:** This category includes wetlands and marshes, greenways and environmental corridors, and other natural areas. These may function as natural drainage or expansion of the Mississippi River corridor. This category includes areas of the City identified as wooded and steep slope areas and also includes any land or parcel used for agricultural purposes. Agricultural uses are typically located at the periphery of the City.

Refer to the 2040 Comprehensive Plan: <https://www.cityoflacrosse.org/home/showpublisheddocument/7655/638345999839030000>

Future Land Use & Building Types



2040 Comprehensive Plan



The **Comprehensive Plan** sets forth the vision of future land uses within the City of La Crosse. Future land use is based on the “Neighborhood, District and Corridor Framework” (NDC), a system devised by the Congress for New Urbanism (CNU).

How does NDC Work? The intent of the NDC model is to encourage walkable, compact communities that are rich with amenities and celebrate the history of the built environment and the preservation of natural features, all while respecting the fabric of communities. NDC proposes three fundamental classifications that organize La Crosse into a mix of uses rather than isolated land uses.

Neighborhoods:

La Crosse neighborhoods have distinct identities, housing characteristics, unique history, and geographic features. They are typically compact, pedestrian-friendly, and mixed-use. Neighborhoods may contain a number of supporting uses and activities that serve residents, such as parks, schools, libraries, small-scale retail, and other services. Neighborhood associations were consulted during the creation of this comprehensive plan to help identify the vision and land uses within La Crosse's neighborhoods.

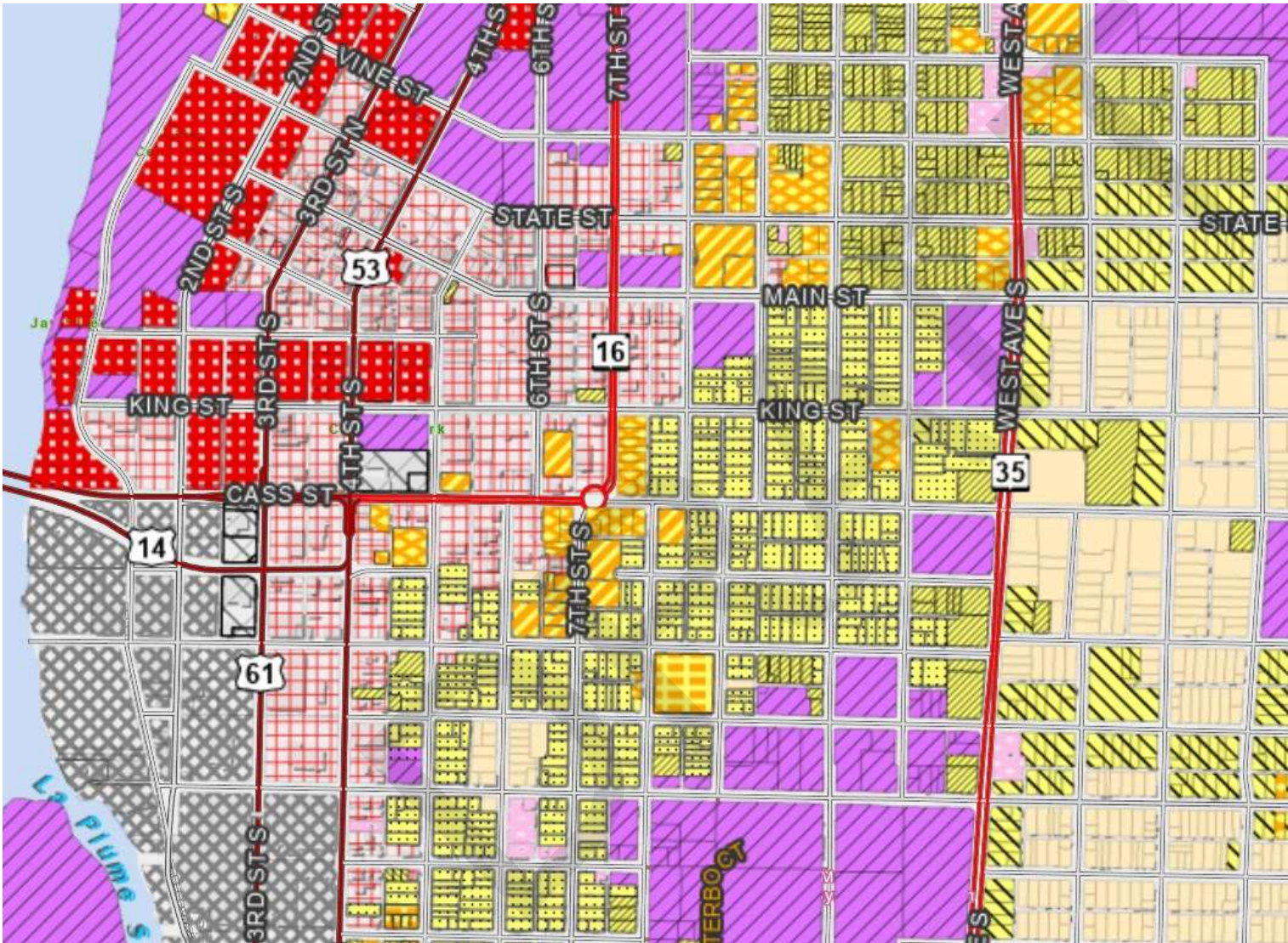
Districts:

Districts are larger areas where the City, property owners, developers, and investors should concentrate business, commercial, and industrial activity and expansion over the next twenty years. Districts may emphasize a special single use or purpose, but may contain a variety of other uses and activities. For example, a shopping district may have primarily commercial uses with a few small-scale industrial uses mixed in. La Crosse's districts are based on types of dominant uses, include overlapping neighborhoods, and have generally larger geographic extents.

Corridors:

Corridors are linear areas that provide connectivity between the neighborhoods and districts. Corridors can accommodate a variety of land uses, including natural, recreational, and cultural uses. They can range from boulevards and rail lines to rivers and parkways. La Crosse has several major corridors identified based on transportation and environmental features.

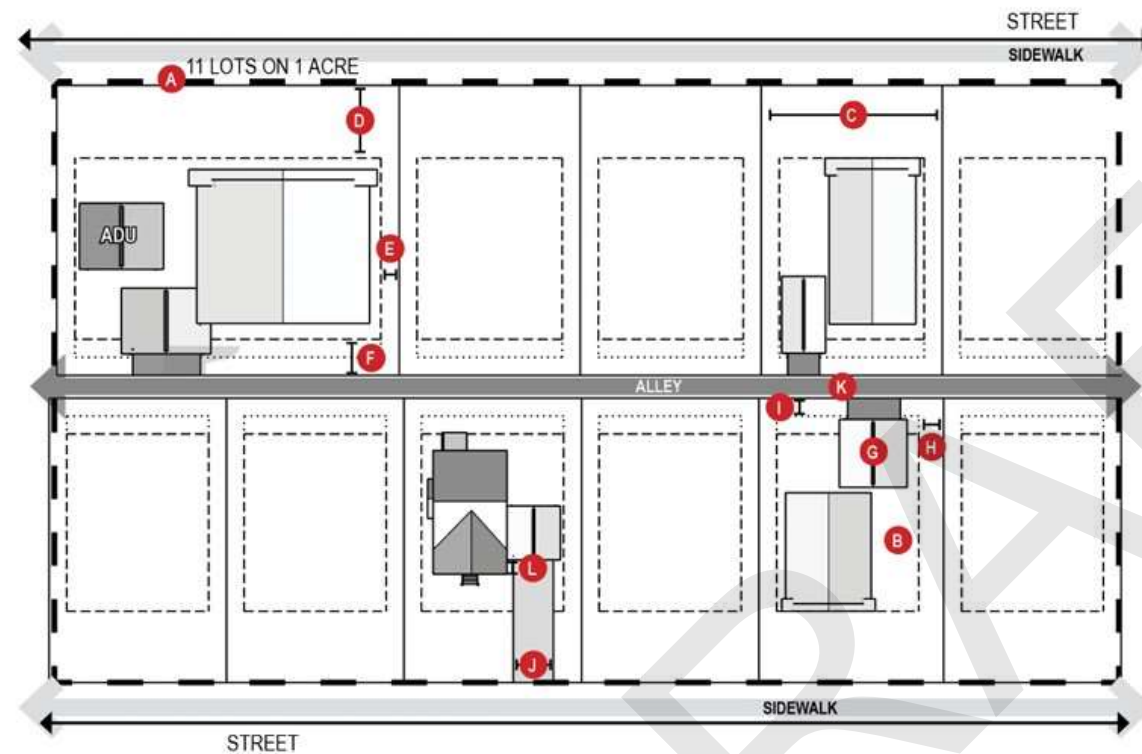
Zoning Map—Partial Example



Zoning

Zoning Information

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RESIDENTIAL
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTIPLE
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD - PLANNED DEVELOPMENT
- TND - TRADITIONAL NEIGHBORHOOD
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC AND SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA



Typical Lot Regulations

- A: Lot area
- B: Buildable area
- C : Lot width
- D : Front yard/setback
- E: Side yard/setback
- F : Rear yard/setback
- G : Accessory building
- H/I: Parking setback
- J: Driveway width
- K: Alley width
- L: Front loaded garage setback from main structure

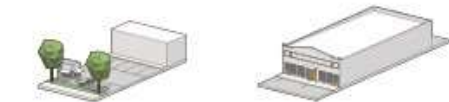


Possible Housing Types

HOUSE HACKS
Entrepreneurial adaptations to an existing home that diversify housing options or generate an income.



COMMERCIAL INCUBATION
Low-cost ways to grow and validate an early-stage business.



KIOSK MAKERSPACE

COMPACT SINGLES
One-unit dwellings that fit on small infill lots alone or in combination with other buildings.



MIDDLE HOUSING
Multi-unit residential buildings that blend well with detached homes.



STACKED FLATS WALK-UP APT



COURTYARD APT ALLEY TOWNHOUSES



NEIGHBORHOOD NODE
Walkable neighborhood destinations like corner stores and workspaces. 1-3 storeys, mixed-use or commercial.



SHOPHOUSE (GRANDFATHERED) LIVE/WORK MAINSTREET LITE



MAINSTREET (GRANDFATHERED)



SHOP



MULTI-TENANT COMMERCIAL



SMALL MAINSTREET MIXED



LARGE MAINSTREET MIXED



COMBO
Creative tactics or building combinations that solve for a common development scenario.



PARKING LOT MARKET



BOOTLEG SHOPHOUSE



BOOTLEG TRIPLEX



DETACHED TRIPLEX



GUEST VILLAGE



DOUBLE DUPLEX



DUPLEX COURT



COTTAGE SQUARE



COTTAGE COURT

STEP BUILDINGS
Small-scale
Time-enhanced
Entrepreneurial
Purposeful

Designed by GreenSource and the
Incremental Development Alliance



Much of the form and character of a community is determined by the design of subdivisions and the standards by which they are built. State statutes regulate the technical and procedural aspects of dividing land for development and provide minimum standards for subdivisions related to sanitation, street access and layout.

Local communities (counties, towns, cities and villages) may also adopt local land division or subdivision regulations. Local ordinances may be more restrictive than the state with regard to the number or size of lots regulated. Local ordinances tend to focus on the density, layout and design of new developments. They may also require developers to provide public improvements such as roads, storm sewers, water supply systems, landscaping or signage. If a local community does not exert control over local land divisions, the result may be excessive or premature division of land, poor quality or substandard development, or partial or inadequate infrastructure development.

Among its many purposes, land division regulations can help a community to:

- Address health and safety issues such as stormwater runoff and emergency access.
- Ensure new development is adequately served by public facilities such as roads and parks.
- Provide for the efficient placement and delivery of public services and facilities.
- Promote neighborhood designs that meet the needs of residents.
- Ensure accurate legal descriptions of properties.
- Avoid disputes regarding the sale, transfer or subdivision of land.
- Protect other community interests outlined in a comprehensive plan or local ordinance.



State Defined “Subdivision” – a division of a lot, parcel or tract of land by the same owner that creates 5 or more parcels or building sites of 1½ acre or less, or successive divisions of land by the same owner within a five year period that result in 5 or more parcels of 1½ acre or less.

Wis. Stat. § 236.02(12)

Local “Land Division” – local ordinances may be more restrictive than the state definition with regard to the number or size of lots regulated. This publication will generally use the term “land division” to refer to all such developments.

Wis. Stat. § 236.45

Contact Information



Contact Us

City of La Crosse City Hall

400 La Crosse St

La Crosse, WI 54601

Contact Us

info@forwardlacrosse.org

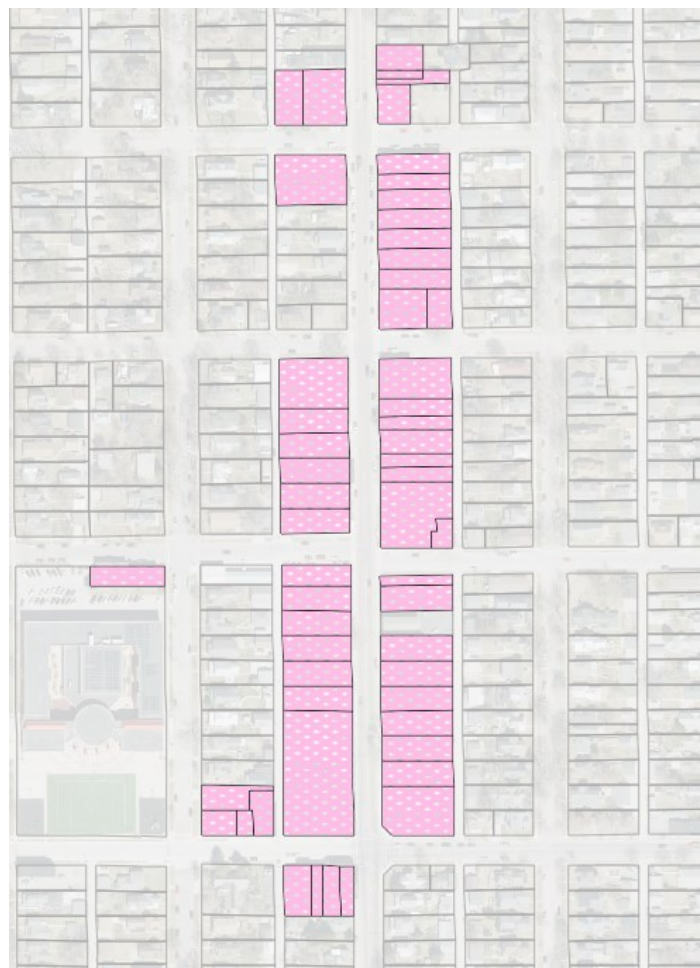
(608) 789-7512

www.cityoflacrosse.org



Built Form Study | Plate 1: Logan Northside - George St Commercial

NDC Framework: Neighborhood



Urban Pattern



Built Form Examples



Notes

- Existing zoning: C1 Local Business
- Character area: small scale neighborhood retail street embedded in predominant traditional residential pattern
- Key intersection: George & Gillette
- Parcel pattern: incremental, small lot typically alley loaded; some curb cuts from George; common residential lots are 50 feet wide; some residential lots measure 30 feet wide
- Scale: 1 and 2 story retail and residential buildings; commercial buildings tend to have flat roofs and transparent shopfronts
- Yards: Zero lot line for commercial structures; shallow setback for residential along George
- Parking: several surface lots front onto George
- Materials: brick, stucco, lap siding—vinyl and wood
- Street: 64 foot ROW; curb and gutter with sidewalk back of curb; narrow grassed boulevards here and there
- Alley: 20 ft ROW, paved concrete typ.

City of La Crosse, Wisconsin

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DATE:

February 26, 2025

LA CROSSE ZONING AND SUBDIVISION CODE UPDATE

Overview

The project team has started the existing conditions analysis. This covers a review of existing City plans and policies, as well as an analysis of the existing code.

The project had its first engagement push on the Forward La Crosse website. River Travel Media saw great engagement with the post. There was an excellent open rate, engagement, and click-throughs, and an increase in web traffic to the site. The next pushes will include zoning 101 content to start educating the community about the importance of zoning and this update.

The engagement team is still collaborating with Habitat for Humanity and will have two scheduled events, during housing week. They are scheduled for 12-1 on April 30th and 5pm-6pm on May 1st. In-between those scheduled events we are planning on hosting some pop-up events around town, and having stakeholder discussions. More information to come on the programming of the events.

Attached for the commissions review is a short summary of the existing conditions review and a diagnostic summary of the residential zoning districts.

Project Next Steps

- Finalize zoning 101 content for public engagement pushes.
- Finalize community survey
- Continuation of Existing Conditions Analysis

To: City of La Crosse
From: MSA Zoning Code team
Subject: Existing Conditions Analysis Summary
Date: February 26, 2025

The City of La Crosse has several plans with goals and policies pertaining to zoning. Our analysis of these plans allows us to ensure continuity between policy plans and the code. This memo provides a very brief summary of our analysis of the 2040 Comprehensive Plan, Imagine 2040 La Crosse Downtown Plan, and the 2024 Housing Study.

The Comprehensive Plan outlines the importance of aligning the updated code with the Future Land Use (Neighborhood, Districts, Corridors) Map. The NDC organizes the City into a mix of uses rather than isolated land uses, which opens the opportunity for this code update to integrate form based sections. The form-based approach focuses on the physical relationship of development as the existing built form and how it interacts with the public.

There were several elements of the comprehensive plan that had recommendations relevant to the code update.

1. Environmental
 - a. Urban Agriculture and having code amendments that allow for community gardens, local food production and urban farming.
 - b. Wellhead protection and code amendments for setbacks
 - c. Stormwater Management and Impervious Surface Coverage – amending ordinances decrease allowed impervious coverage.
 - d. Shoreland and Floodplain regulation updates to align with State Statute.
2. Historic Preservation (also a big theme in the Imagine 2040 La Crosse Downtown Plan)
 - a. Update ordinances to prevent demolition and establish design standards to integrate new construction in those areas.
 - b. “the maintenance and care of older buildings should continue to remain a priority for preserving the history of La Crosse” – Community Engagement from Imagine 2040 La Crosse Downtown Plan
3. Housing
 - a. Affordability
 - b. Infill Development (also theme in Imagine 2040 La Crosse Downtown Plan)
 - i. Surface lot re-use
 - ii. Neighborhood infill
 - iii. Allow for mix of housing types
 - c. Property conditions

The City of La Crosse Housing Study from 2024 also outlines several very specific code updates, and provides great direction. In summary.

1. Allowing two-unit homes by right in R-1 and amend the # of bedrooms rule.
2. Provide a better understanding in the code of what mix use is and allow them by right in commercial and high density areas.
3. Provide clearer language in the code update.
4. Reduce minimum lot sizes in R-1, R-2, R-3
5. Reduce residential parking to one space per unit
6. Allow more options for Accessory Dwelling Units.

To: City of La Crosse
From: MSA Zoning Code team
Subject: Diagnostic Summary: Residential Zoning Districts
(Commercial, Industrial and Subdivision review pending)
Date: February 21, 2025

The La Crosse Zoning Code is found in Chapter 115 of the Municipal Code and is defined by seven articles and contains the following:

- A total of 211 pages
- 21 districts and 2 overlay districts
- Definitions, penalties, administration, appeals and amendments are found in Articles I and II
- District regulations are found in Article IV; dimensional standards that apply for each district begin on page 26.
- Overlay regulations are defined in Article V.
- Generally, urban standards (and dimensional requirements) are written out in extended sentences and are often difficult to follow.
- It seems, in general, that most of the residential districts share dimensional standards and regulations subject to different time periods, going back to the 1938 edition of the code.
- The word 'special' is used in the title for the R-3 and R-6 districts but it isn't clear exactly what this means or designates.

A high level review of the R districts follows; titles are spelled out as they appear in the body of the code.

Agriculture and Exclusive Agriculture Districts

The code includes an AG district and an Exclusive AG district. The AG district's purpose is to act as a preserve for future urban development. The Exclusive AG district is intended to preserve lands for food and fiber production.

R1 District

Unlike the AG and EX AG districts, the R1 district does not include a direct purpose statement. The R1 Single Family district does allow two-family dwellings provided they were in existence on September 13, 1984 with an odd requirement that a new two family dwelling can replace an existing two family dwelling if it is limited to 2 bedrooms in each unit; no additional bedrooms can be added in any case.

There is no direct mention of lot area and dimensional standards except for the reference to the 'Residence District' (this is a reference to the 1938 zoning code which included two residential districts: Residence and Multiple Dwelling) - apparently this is assumed to refer to the R2 District and these standards apply to R1.

Language and requirements like this this will need to be resolved regarding the uses in the R1 district:

- *Two or more family dwellings provided that such were in existence on April 10, 1997, have not discontinued the number of dwelling units for a period of 12 months or more, and are located within the area bounded by 9th Street-Farnam Street-east-west alley north of Green Bay Street-West Avenue, and*

provided further that such two or more family dwellings may be replaced by another two or more family dwellings as long as such replacement shall not contain more units or bedrooms than existed on April 10, 1997 and other applicable building and zoning code requirements for the R-1 District are met.

R2 District

Like the R1 District, the R2 District does not have a specific purpose statement. It allows two family dwellings but only if they contain no more than three bedrooms per unit. It allows churches that were in existence on August 10, 1989. As in other districts, language makes multiple references to specific dates in time that provide a threshold for permitted uses.

Language and requirements like this this will need to be resolved regarding the uses in the R1 district:

- *The side yard regulations in subsections (3)a. and b. of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.*

R3 Special Residence District

This district is meant to allow single family, two-family and up to four or more dwellings provided they were in existence on April 10, 1997. Lot and dimensional standards are the same or similar to R1 and R2.

Standards for yards are laboriously overwritten (similar to R1 and R2) and difficult to interpret in a single reading. These will benefit from summary and simplification:

- a. *On every lot in the Special Residence District, there shall be two side yards, one on each side of the building, and except as hereinafter provided, neither of such side yards shall be less than six feet in width, and provided further that for any main building other than a one-family dwelling neither of such side yards shall be less than seven feet in width, except that lots occupied by each attached dwelling unit which is located within a single structure, which is attached along a lot line which is approximately perpendicular to the street right-of-way line, shall not be required to meet this requirement other than the outer side yards of the structure in which the two attached dwelling units are located shall not be less than seven feet in width.*
- b. *On any lot having a width of less than 44 feet, and of record on August 27, 1938, the width of no side yard shall be less than that heretofore prescribed less one-fourth foot for each foot said lot is less than 44 feet in width; provided further, however, that no side yard shall be less than four feet in width in any case.*
- c. *The side yard regulations in subsections (2)a and b of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.*

Low Density Multiple Dwelling District (R4)

This district is shown as the R4 district on the map but is not titled as that in the body of the code and allows multiple dwelling buildings that contain more than 4 units. Similar to the other R districts language and standards regarding lot area and yards are very overwritten and can benefit from simplification and more direct language.

Multiple Dwelling District (R5)

This district is “nested” into the R4 and thus any use allowed in R4 is permitted in this district. Uses include boarding house, room houses, fraternities and sororities (occupied by less than 6 persons). Height is allowed up to 55 feet and may exceed this per section 115-390 (Art. VII Supplemental Regulations).

R-6 Special Multiple Dwelling District

This district is “nested” into the R5 and thus any use allowed in R5 is permitted in this district. Uses include boarding house, room houses, fraternities and sororities (occupied by less than 6 persons). Height is allowed up to 55 feet and may exceed this per section 115-390 (Art. VII Supplemental Regulations).

Washburn Neighborhood District (R-7)

The purpose of the district is to encourage people to work and live in the City of La Crosse and will encourage single family dwellings. The district standards and regulations are “nested” in the R1 district (but excludes section 114-142(a) (10). A unique condition in this district is the requirement of Architectural Control that is to encourage physical development to a higher degree of aesthetic satisfaction per approval of the Design Review Board.

Map Diagrams

In a separate document we reviewed lot sizes for R-1, R-2, R-3 and the Washburn zoning districts based on the threshold of 5000 sf, lots that fall between 5000 -7200 sf and lots over 7200 sf. Lots under 5000 sf are shown in red and based on how the districts are defined many of these lots, we assume, were platted in 1938 or earlier so are not technically nonconforming. Nevertheless there is a distinct pattern (and a significant number) of smaller lots that seem to be functioning well today. More analysis is needed which will help determine how best to define appropriate standards.

R-1 = 10,833 Parcels

>7,200 sqft = 4,878 Parcels (45%)
5,000-7,200 sqft = 4,454 Parcels (41%)
<5,000 sqft = 1,501 Parcels (13.9%)

R-2 = 1,298 Parcels

>7,200 sqft = 504 Parcels (38.8%)
5,000-7,200 sqft = 522 Parcels (40.2%)
<5,000 sqft = 272 Parcels (20.9%)

R-3 = 4 Parcels

>7,200 sqft = 1 Parcel (25%)
5,000-7,200 sqft = 2 Parcels (50%)
<5,000 sqft = 1 Parcel (25%)

Washburn Neighborhood District = 451 Parcels

>7,200 sqft = 185 Parcels (41%)
5,000-7,200 sqft = 111 Parcels (24.6%)
<5,000 sqft = 155 Parcels (34.4%)

Attachments

Attachment 2.1 - Summary Table of Dimensional Standards

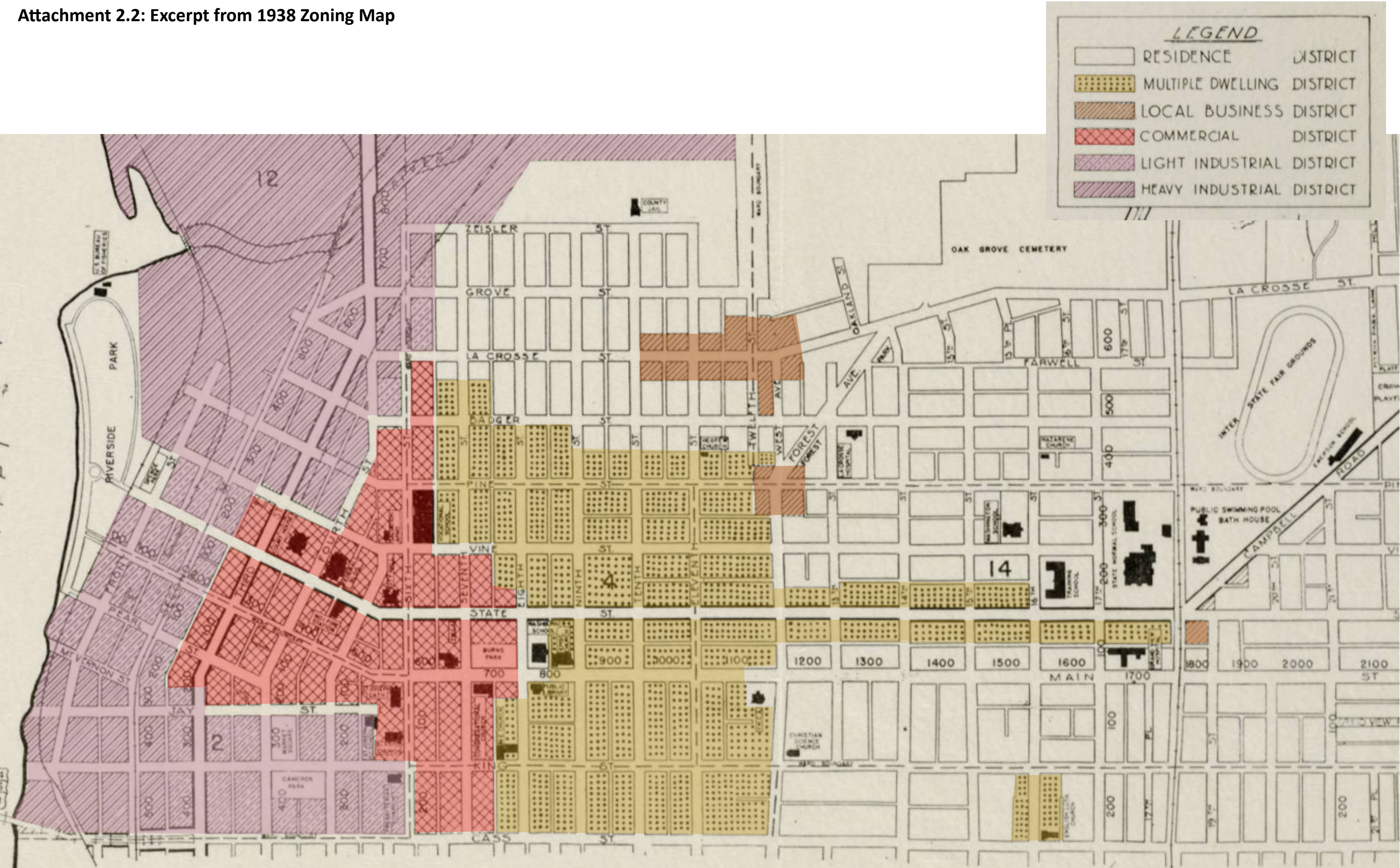
Attachment 2.2 Historic Zoning Map

Also attached as a zoning map from 1938 that shows the very simple zoning organization of industrial, commercial, multi-family and single family zoning districts. This simplistic approach may have some benefits as we continue to consider regulations and how best to apply them.

Attachment 2.1: Summary of Dimensional Standards

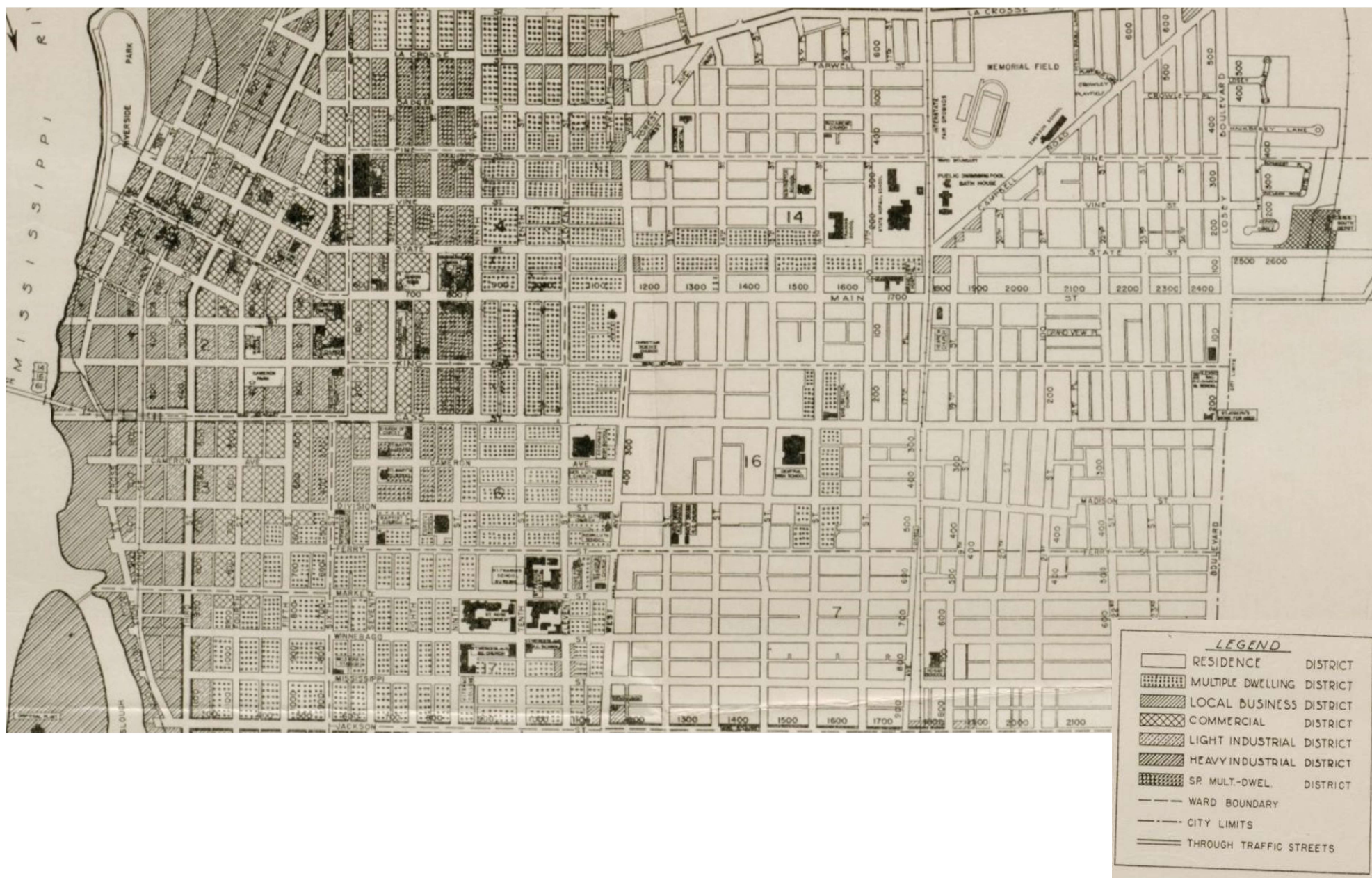
	AG	EX AG	R1	R2	R3	R4	R5	R6	Washburn
lot area	7200	35ac							
before 1938 less than:	5000sf		5000sf	5000sf	5000 sf	5000 sf	5000 sf	5000sf	5000sf
between 1938 & 1966:	5000+sf		5000+sf	5000+sf	5000+ sf	5000 sf	5000+ sf	5000+sf	5000+sf
after 1966:	7200sf		7200sf	7200sf	7200 sf	7200 sf	7200 sf	7200 sf	7200sf
other		20,000sf							
lot area per per family					1800 sf/unit	1800sf/unit	1500sf/unit	400sf/unit	
front yard			25 fyt	25 ft	25 ft	20 ft	20ft	15 ft	25 ft
side yard		6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft
lots as of 1938 or before			4 ft	4 ft					4 ft
rear yard		6 ft	20% depth	20% depth	20 % depth	20% depth	20% depth	20% depth	20% depth
max. height		35 ft	35 ft	35 ft	35 ft	35 ft	55 ft	100 ft	35 ft
max. height, other		2x fr nearest					55ft		
		lot line							
public street frontage	min 30 ft	none	min. 30 ft	min. 30 ft	min 30 ft	none	min 30 st	min 30 ft	min 30 ft
court width not to exceed							24 ft	24 ft	
architectural control									Design Rev Bd.

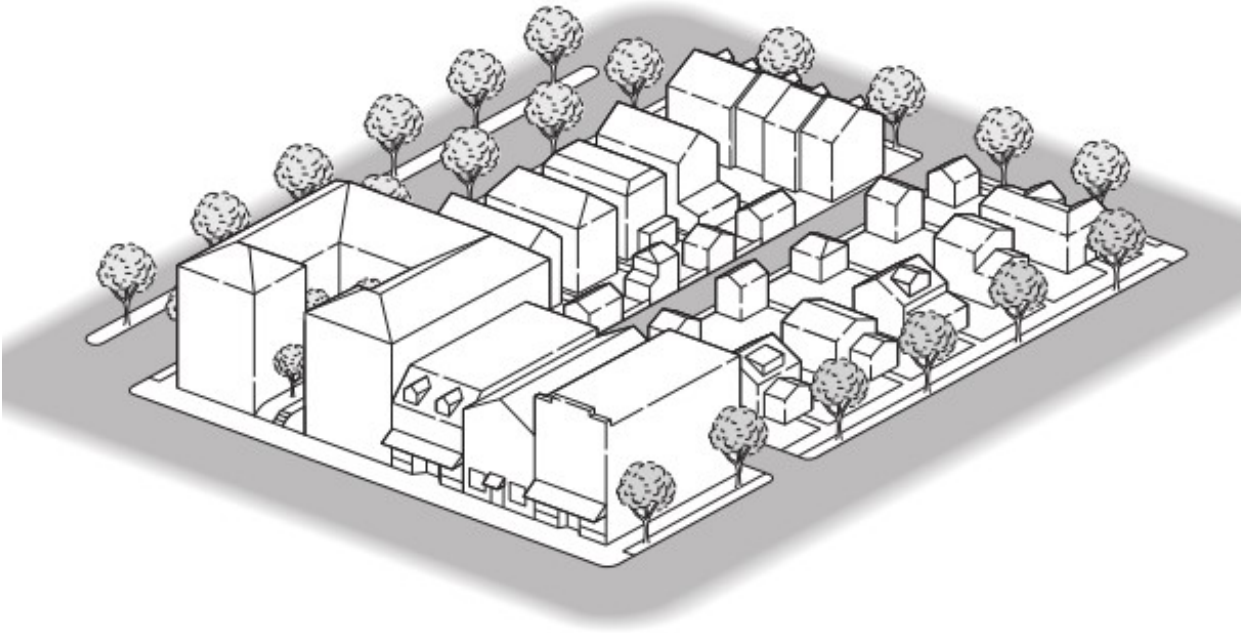
Attachment 2.2: Excerpt from 1938 Zoning Map



Summary of lot standards

	AG	EX AG	R1	R2	R3	R4	R5	R6	Washburn
lot area	7200	35ac							
before 1938 less than:	5000sf		5000sf	5000sf	5000 sf	5000 sf	5000 sf	5000sf	5000sf
between 1938 & 1966:	5000+sf		5000+sf	5000+sf	5000+ sf	5000 sf	5000+ sf	5000+sf	5000+sf
after 1966:	7200sf		7200sf	7200sf	7200 sf	7200 sf	7200 sf	7200 sf	7200sf
other		20,000sf							
lot area per per family					1800 sf/unit	1800sf/unit	1500sf/unit	400sf/unit	
front yard			25 fyt	25 ft	25 ft	20 ft	20ft	15 ft	25 ft
side yard		6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft
lots as of 1938 or before			4 ft	4 ft					4 ft
rear yard		6 ft	20% depth	20% depth	20 % depth	20% depth	20% depth	20% depth	20% depth
max. height	Mf district	35 ft	35 ft	35 ft	35 ft	35 ft	55 ft	100 ft	35 ft
max. height, other		2x fr nearest					55ft		
		lot line							
public street frontage	min 30 ft	none	min. 30 ft	min. 30 ft	min 30 ft	none	min 30 st	min 30 ft	min 30 ft
court width not to exceed							24 ft	24 ft	
architectural control									Design Rev Bd.





Zoning & Subdivision Update

City Plan Commission

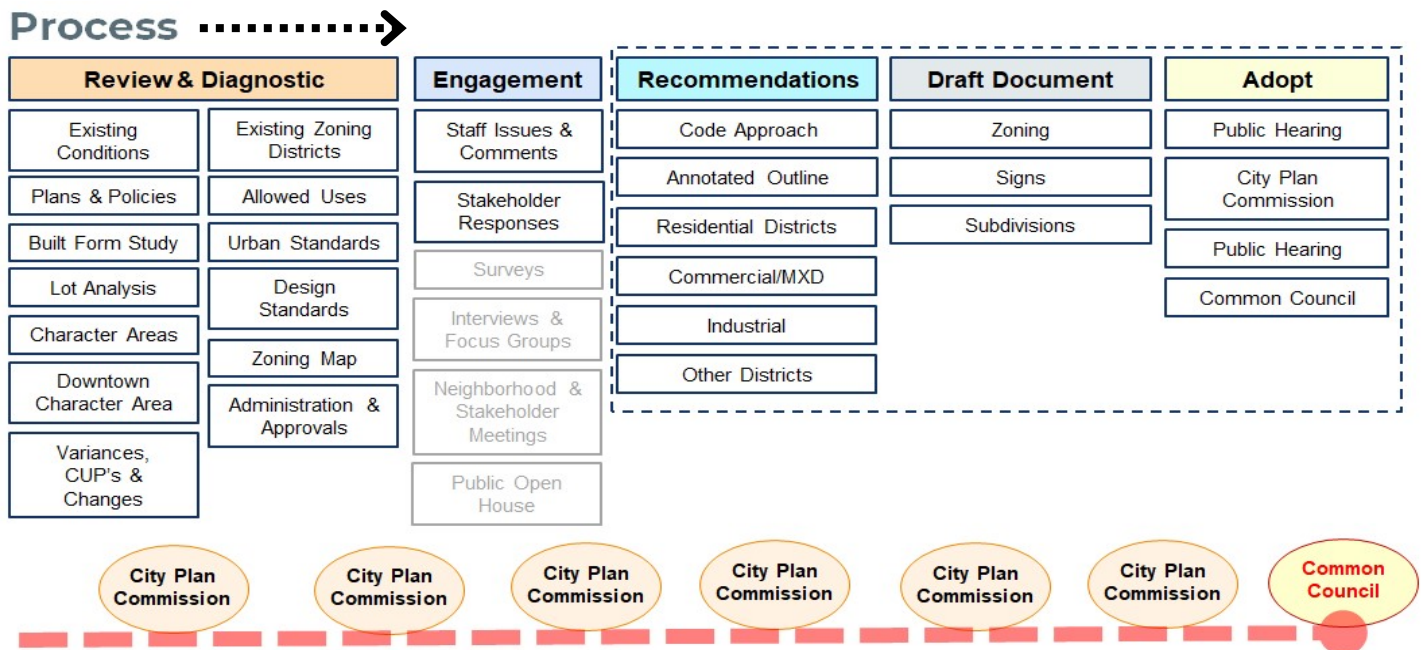
Study Guide | *June 30, 2025*



**ZONING
CODE
UPDATE**

Use this study guide to help organize the information, analysis and steps to better understand the content of the zoning code and subdivision regulations including existing conditions, code diagnostics, applicable plans and policies, built form and character analysis. Below is the general process for how the code and subdivision regulations will be updated based on direction and input from community stakeholders, staff comments and guidance from the City Plan Commission.

- 1) Memo 1 - Conditions & Plans
- 2) Memo 2 - District Summaries & Subdivisions
- 3) Built Form Study
- 4) Character Areas
- 5) Downtown Character Areas
- 6) Lot Size Study
- 7) Memo 3—Administration
- 8) Approval Flowchart Diagrams

[illegible]

- Population information from the Comp Plan:*

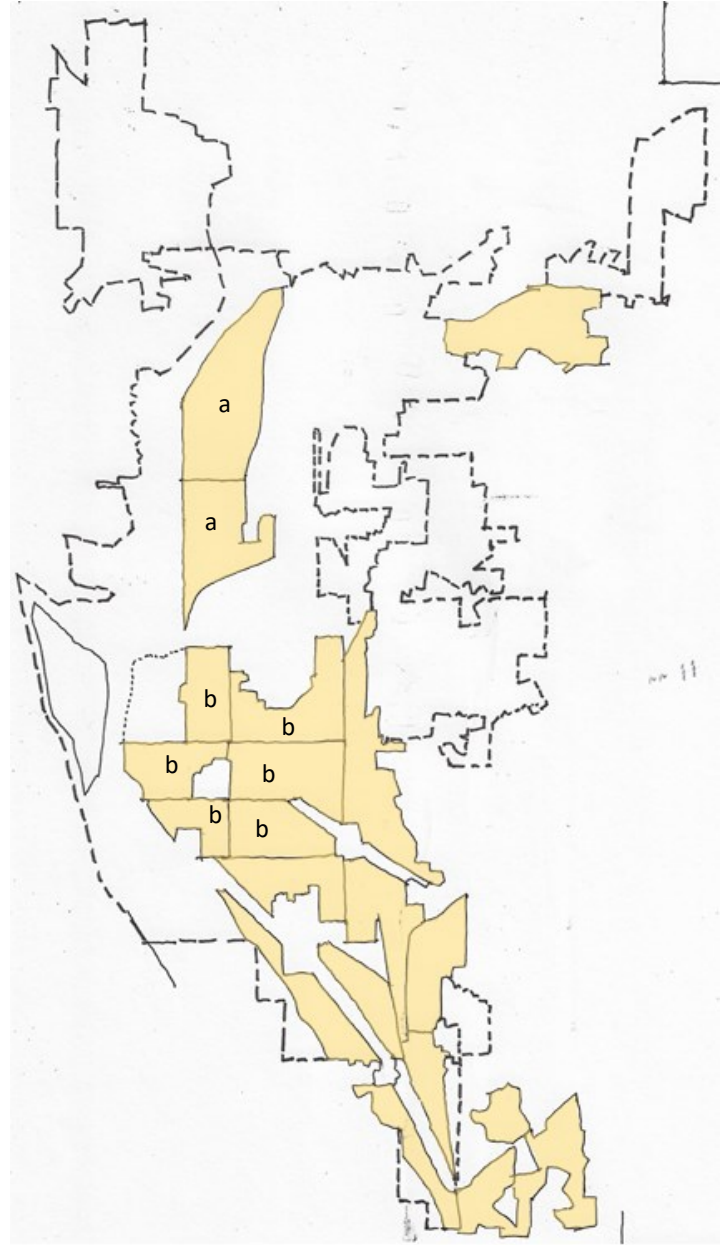
- Residential land use makes up about 19% of the total land area in the City. Residential definitions from the Comp Plan (p. 32):*



- **Low-Density Residential**—mostly one-two story single-family structures but may also include two- and three-unit dwellings; other housing types such as townhomes and rowhomes may be compatible, especially if developed to fit a single-family mold
- **Medium Density Residential** - may include a variety of housing types including townhomes, rowhomes, small multi-family buildings, and large multi family buildings of two-four stories
- **High-Density Residential** - includes multi-family units in structures taller than three stories; interconnected within surrounding neighborhoods and as well as near major streets connections and employment/commercial areas.

[illegible]

- a) Introduction
- b) Residential Districts
- c) Residential Map Diagrams
- d) Commercial Districts
- e) Industrial Districts
- f) Overlay & Other Districts
- g) Summary Dimensional Standards Table
- h) Historic Zoning Map
- i) Chapter 113 Subdivisions



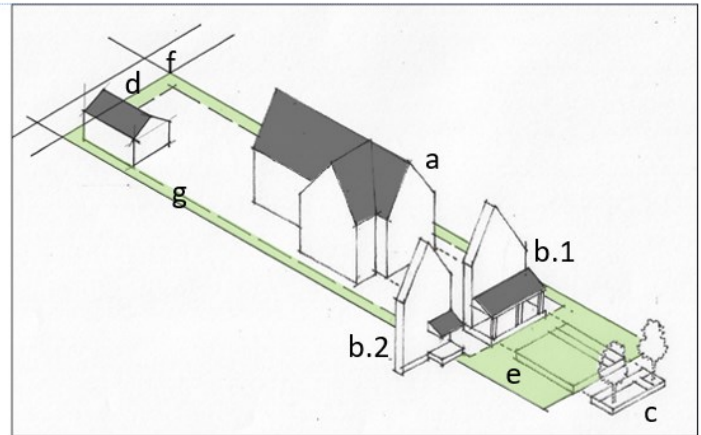
- *Residential neighborhood boundaries are shown in yellow at right. The Logan Northside and Lower Northside neighborhoods (a) contain a more consistent low density, detached residential pattern. Neighborhoods in the central part of the city (e.g., Downtown, Grandview-Emerson, Washburn, Weigent-Hogan, Powell-Poage-Hamilton and Holy Trinity-Longfellow) include a similar street and block pattern but contain more corridors and districts that tend to support greater density and diversity with housing, related uses and development changes.*

Notes

[illegible]

c) 5 Corridors

**based on the NDC Framework as defined in the Comp Plan*



- A. 1.5 to 2 story
- B.1 Stoop entry
- B.2 Porch entry
- C. Sidewalk, planted blvds & on-street parking
- D. Off street parking: alley loaded
- E. Front yards: 15-25 ft
- F. Rear yards: 6-8 ft
- G. Side yard: one tends to be shifted more to one side

- *Compare the built form study characteristics of the various neighborhoods to confirm physical form patterns for neighborhood scale residential and commercial uses.*
- *Should changes to urban and dimensional standards recognize and respond to the local context and character?*

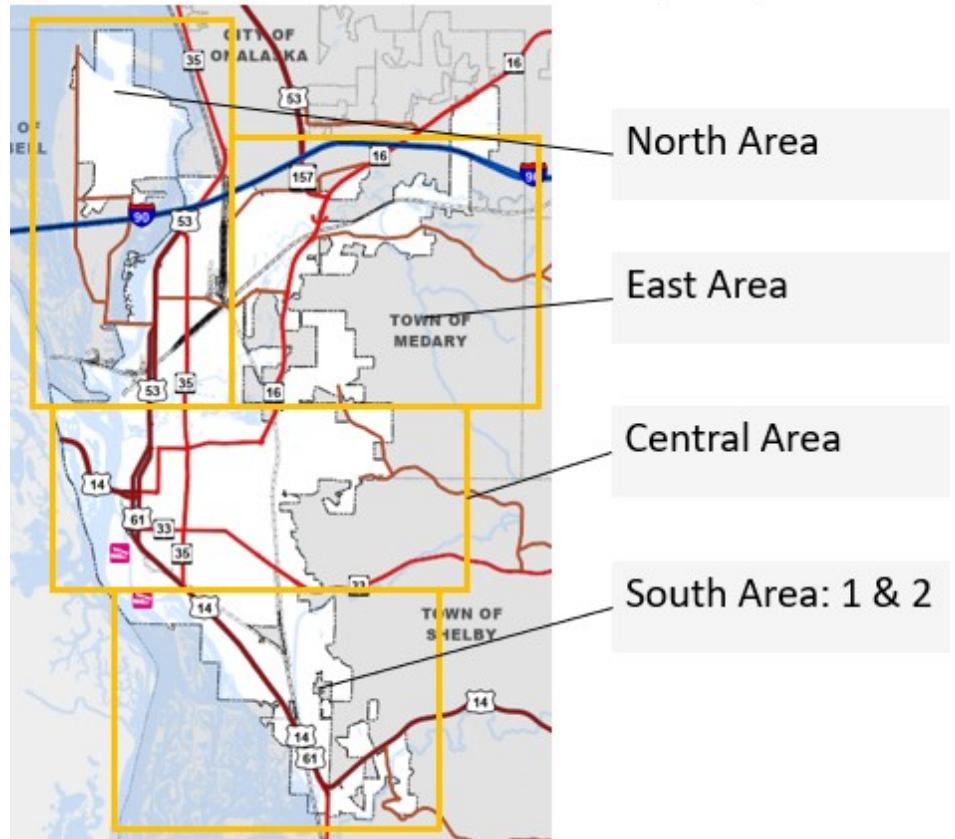
Notes

[illegible]

- a) North Area
- b) East Area
- c) Central Area
- d) South Area 1 & 2



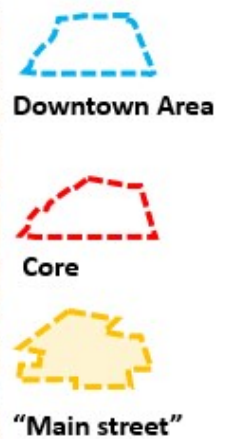
- *Areas adjacent to a number of districts include “district orbits”, areas that tend to attract interest, investment and influence that may be less compatible with established neighborhood character.*
- *Do these areas need additional standards and regulations relative to scale, density and physical form (e.g., the residential areas west, south and east of the UW campus)?*



Notes

[illegible]

- a) Downtown Area
- b) Core
- c) Main Street

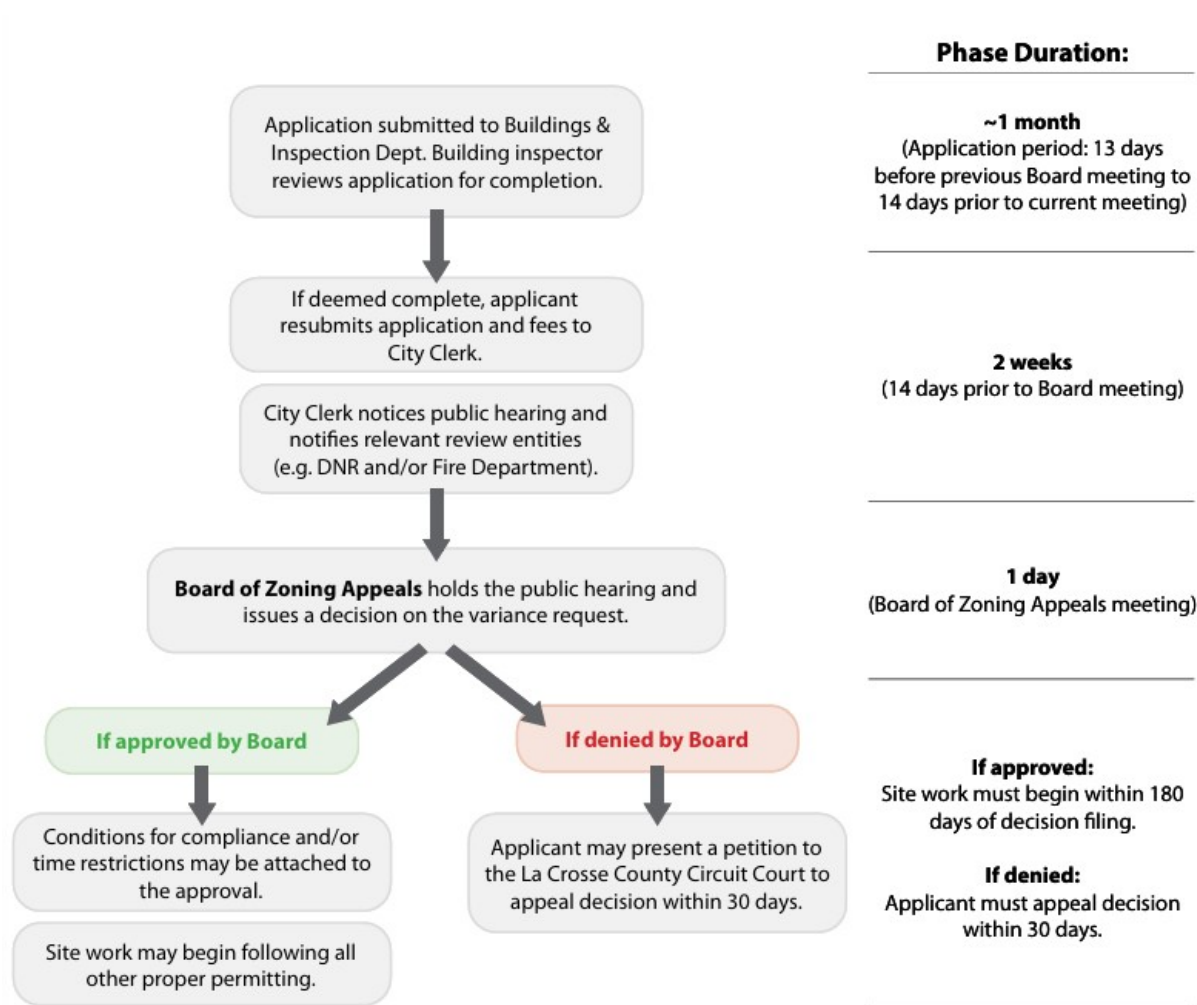


- *Note distinctions between the “main street” area and the larger downtown boundary.*
- *Some new development have included parking on the ground floor (within the building envelope) fronting the pedestrian public realm. Should this condition be differentiated in the “main street” area vs. other areas of downtown.*

Notes

[illegible]

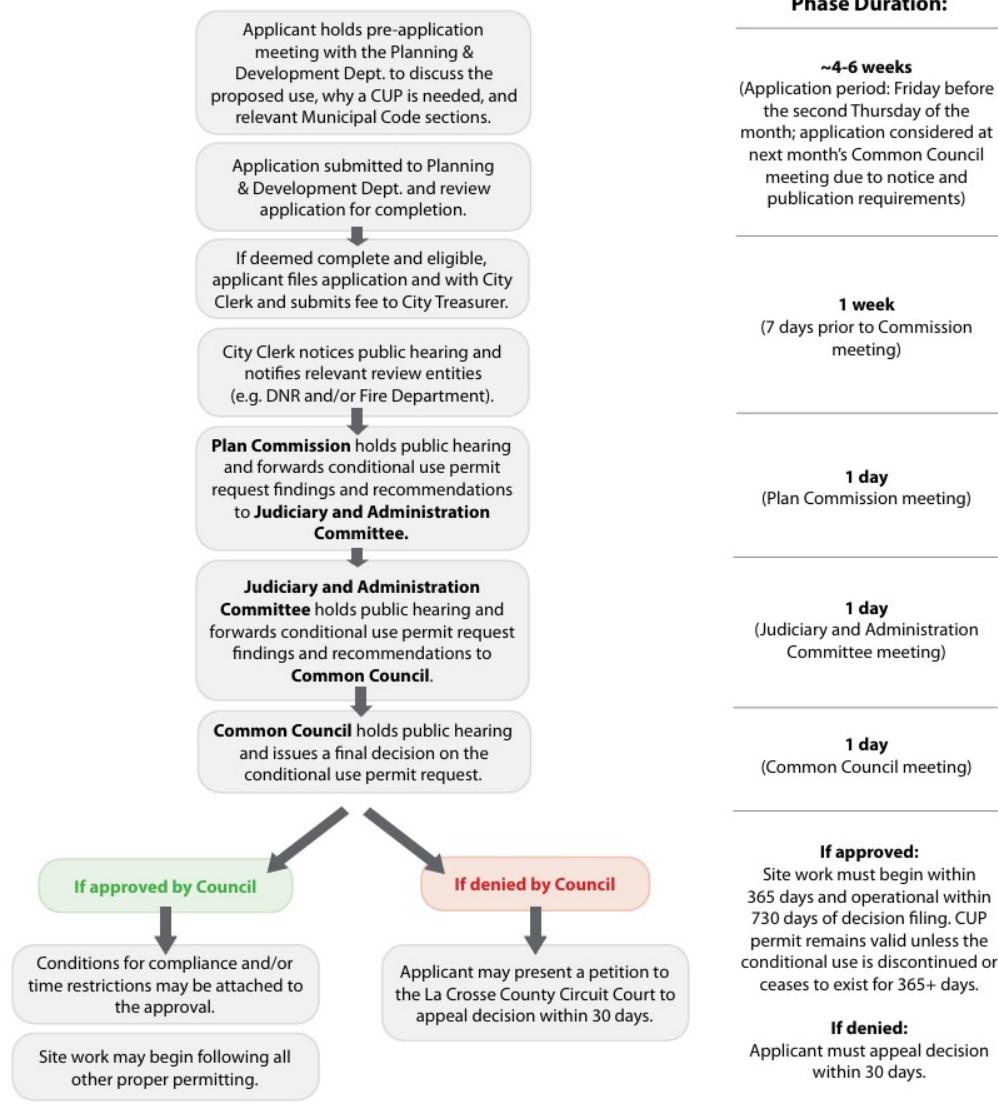
Approval Process Diagrams: Variance (Board of Zoning Appeals)



Notes

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SUBJECT TO EDITS/CHANGES

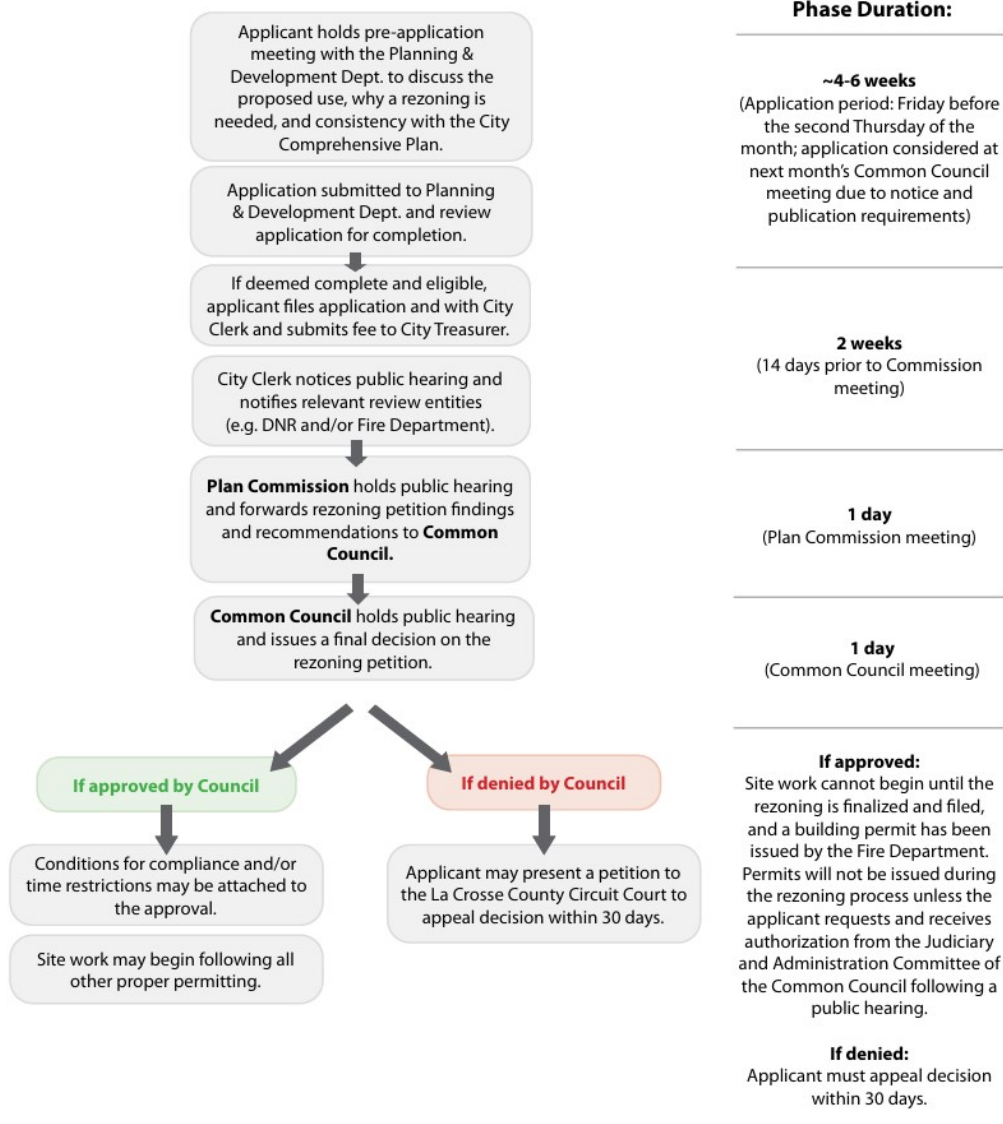
Approval Process Diagrams: Conditional Use Permit



Notes

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SUBJECT TO EDITS/CHANGES

Approval Process Diagrams: Zoning Amendment (Rezoning)



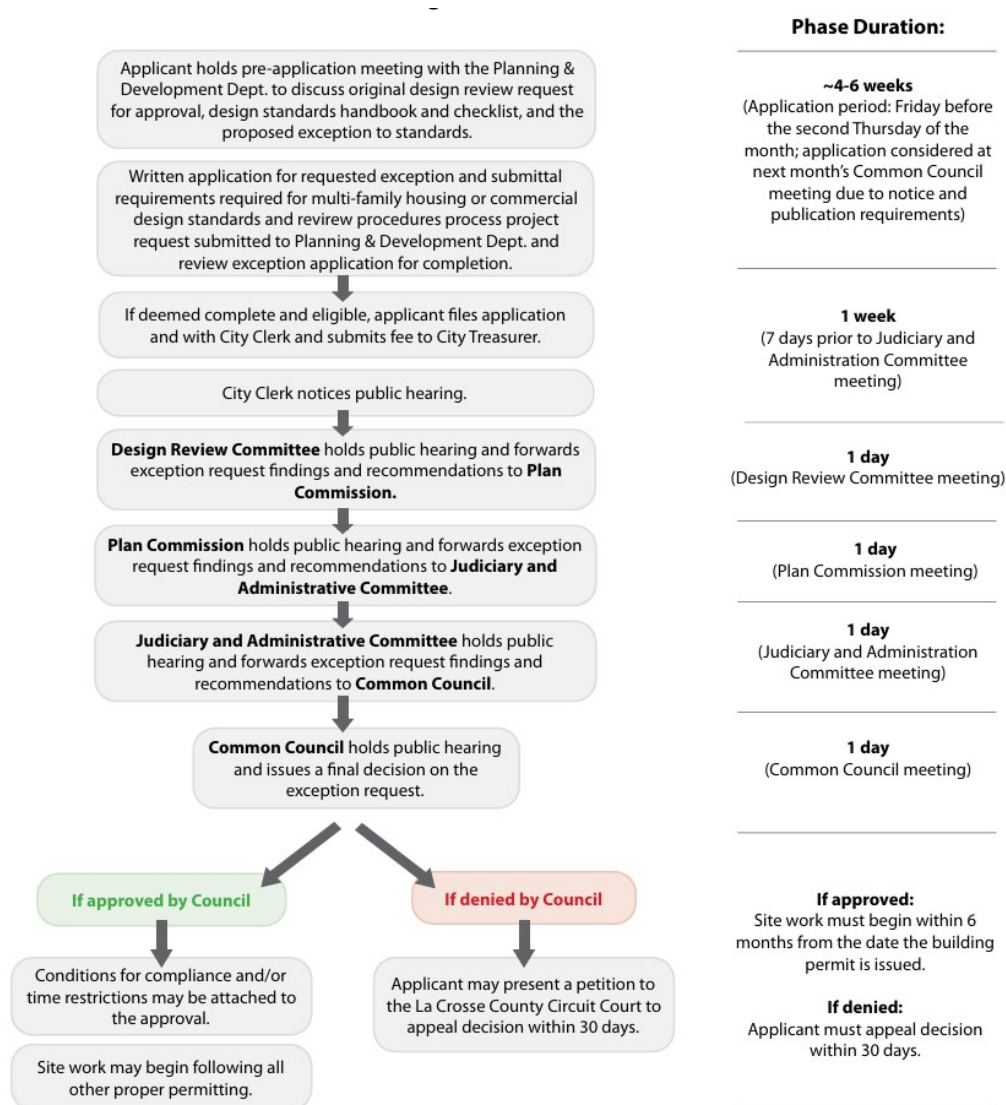
Note:

- Petition for zoning amendment may be initiated by one or more property owners of the property within the area proposed to be changed.
- Petitions to change any flood district boundary or floodplain regulation may require technical data, including aerial maps, flood elevations, and development details, as determined by the Fire Department - Division of Fire Prevention and Building Safety and DNR.
- Floodplain zoning amendments require approval from the DNR and FEMA before becoming effective, except for map changes tied to the La Crosse River Valley Floodplain Study.

Notes

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SUBJECT TO EDITS/CHANGES

Approval Process Diagrams: Request for Exemption to Design Standards



Note:

1. Ch. 11 Art. VII Div. 3. Multi-Family Housing Design Standards.
2. Ch. 11 Art. VII Div. 4. Commercial Design Standards. The applicant is encouraged to meet with City staff at the schematic stage, the design stage, and at the submittal stage. Members of the Design Review Committee will be encouraged to attend the pre-application meeting to facilitate the development review process. Developers are strongly encouraged to obtain Design Review Committee approval prior to submitting plans to the State for State review and approval.

Notes

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SUBJECT TO EDITS/CHANGES



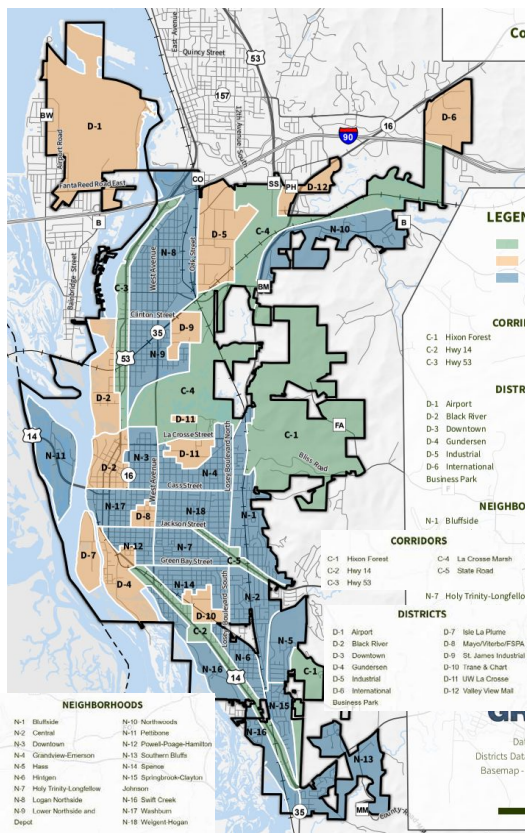
City Plan Commission Meeting

June 30, 2025

Agenda

- a. Introduction & April recap
- b. Scope, Schedule & Progress
- c. Update Process
- d. Study Guide
- e. General Ideas: Residential, Commercial & Industrial
- f. Next steps

Comprehensive Plan - NDC Framework



Neighborhoods:

La Crosse neighborhoods have distinct identities, housing characteristics, unique history, and geographic features. They are typically compact, pedestrian-friendly, and mixed-use. Neighborhoods may contain a number of supporting uses and activities that serve residents, such as parks, schools, libraries, small-scale retail, and other services. Neighborhood associations were consulted during the creation of this comprehensive plan to help identify the vision and land uses within La Crosse's neighborhoods.

Districts:

Districts are larger areas where the City, property owners, developers, and investors should concentrate business, commercial, and industrial activity and expansion over the next twenty years. Districts may emphasize a special single use or purpose, but may contain a variety of other uses and activities. For example, a shopping district may have primarily commercial uses with a few small-scale industrial uses mixed in. La Crosse's districts are based on types of dominant uses, include overlapping neighborhoods, and have generally larger geographic extents.

Corridors:

Corridors are linear areas that provide connectivity between the neighborhoods and districts. Corridors can accommodate a variety of land uses, including natural, recreational, and cultural uses. They can range from boulevards and rail lines to rivers and parkways. La Crosse has several major corridors identified based on transportation and environmental features.

NDC Framework >>> Built Form Study

The Built Form Study:

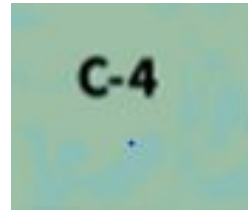
- samples the typical development pattern for each of the neighborhoods, districts and corridors
- better understand the physical dimensions of building type, site plan, street frontage and block pattern as well as other conditions.



18 Neighborhoods



12 Districts



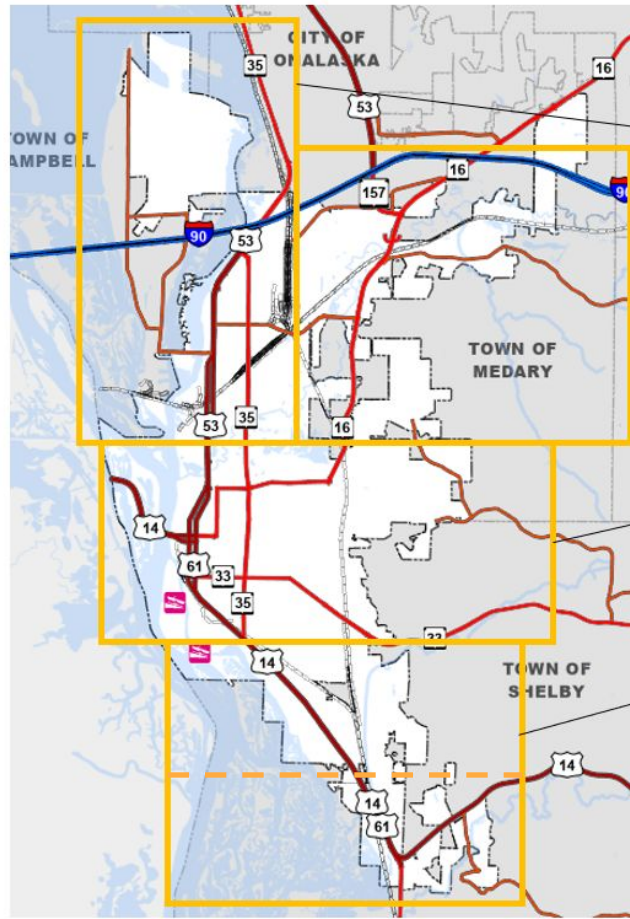
5 Corridors

General Character Areas

Map Key

Character Areas

TN – Traditional Neighborhood
TNV – Traditional Neighborhood Varied
TSS – Traditional Shopping Street
CN – Contemporary Neighborhood
UMX – Urban Mixed Residential
MN – Modular Neighborhood
CMX – Corridor Mixed
CSF – Commercial Small Format
CLF – Commercial Large Format
C/E/M – Campus/Ed./Med.
DT – Downtown
DC – Downtown Core/Main Street
ISL – Industrial Small Lot
ILL – Industrial Large Lot



North Area

East Area

Central Area

South Area: 1 & 2

General Character Areas



Traditional neighborhood



Traditional neighborhood varied



Contemporary neighborhood



Urban mixed residential



Modular neighborhood



Traditional shopping street



Corridor mixed



Corridor commercial: large & small format



District (medical/ed)



Downtown



Downtown Core (Main Street)

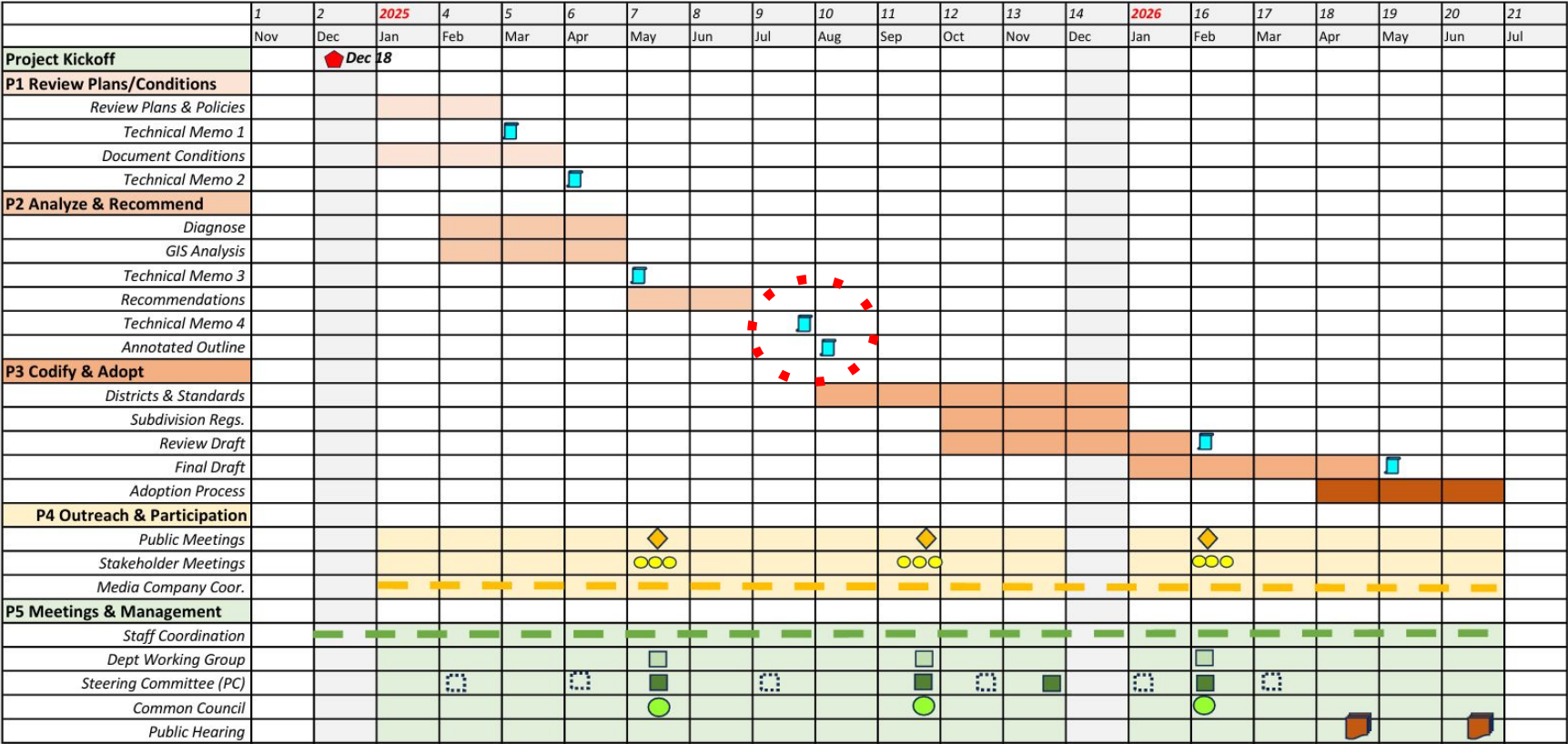


Industrial large lot

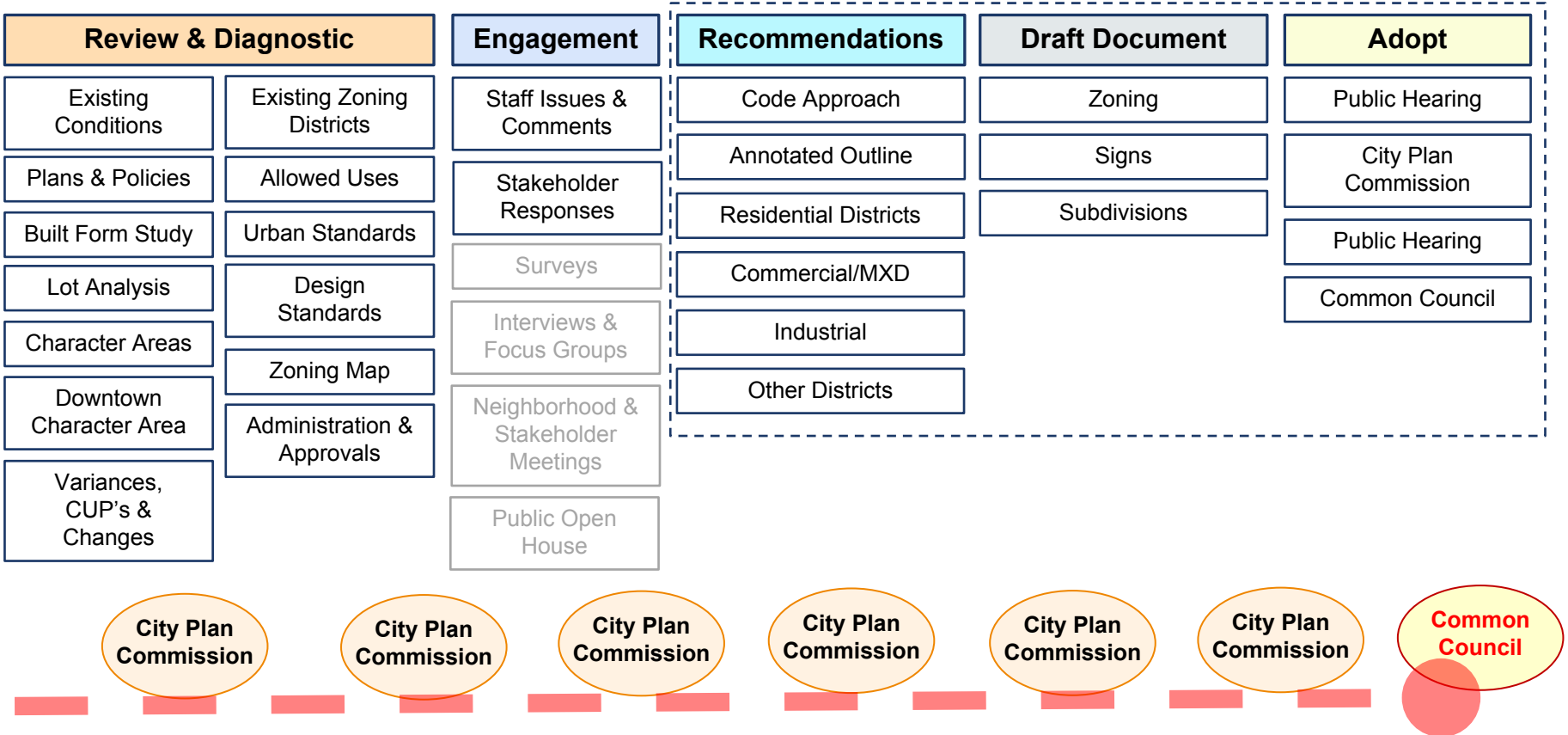


Industrial small lot

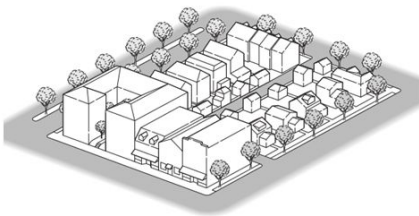
Scope, Schedule & Progress



Process



Study Guide



Zoning & Subdivision Update City Plan Commission

Study Guide | June 30, 2025



Study Guide

Introduction

Use this study guide to help organize the information, analysis and steps to better understand the content of the zoning code and subdivision regulations including existing conditions, code diagnostics, applicable plans and polides, built form and character analysis. Below is the general process for how the code and subdivision regulations will be updated based on direction and input from community stakeholders, staff comments and guidance from the City Plan Commission.

Topics to Review

- 1) Memo 1 - Conditions & Plans
- 2) Memo 2 - District Summaries & Subdivisions
- 3) Built Form Study
- 4) Character Areas
- 5) Downtown Character Areas
- 6) Lot Size Study
- 7) Memo 3—Administration
- 8) Approval Flowchart Diagrams

Process



Notes

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Study Guide

Memo 1: Existing Conditions

- a) 2040 Comprehensive Plan
- b) 2024 Housing Study Summary
- c) Analysis to Impediments to Fair Housing Choice
- d) Imagine 2040 Downtown Plan
- e) History of Variances
- f) History of Conditional Use Permits
- g) Other adopted plans & polides

1/?

- What are the key policies from the Comp Plan driving the zoning and subdivision updates?
- Review the Housing Study recommendations relative to zoning code content.

1/?

Population information from the Comp Plan:

- Population is projected to moderately increase from 50,869 (2021) to 53,480 (2030)
- As of Jan 1, 2024 the population was 52,115 (WI Department of Admin. Estimate)

Residential land use makes up about 19% of the total land area in the City. Residential definitions from the Comp Plan (p. 32):

- **Low-Density Residential**—mostly one-two story single-family structures but may also include two- and three-unit dwellings; other housing types such as townhomes and rowhomes may be compatible, especially if developed to fit a single-family mold
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Notes

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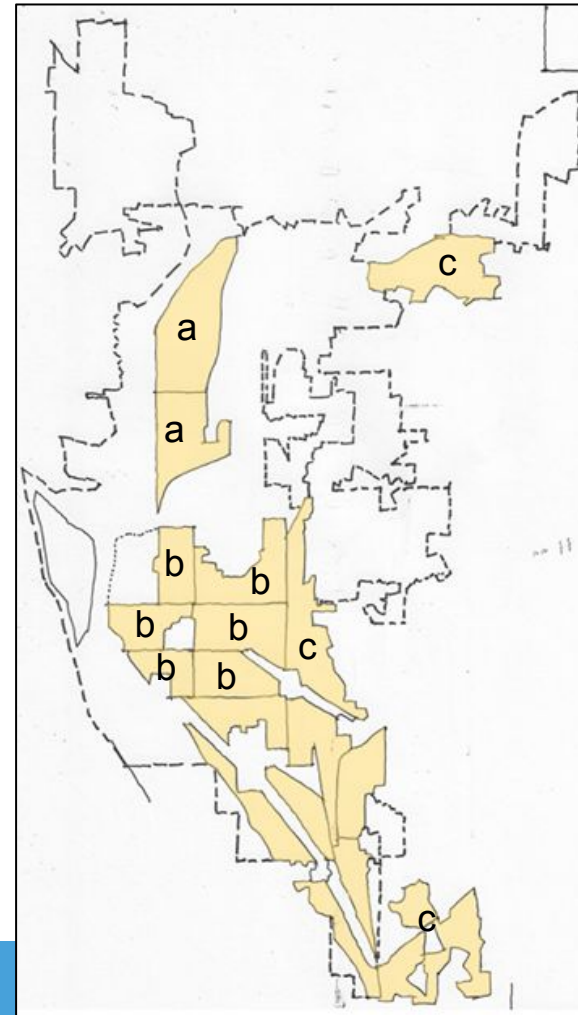
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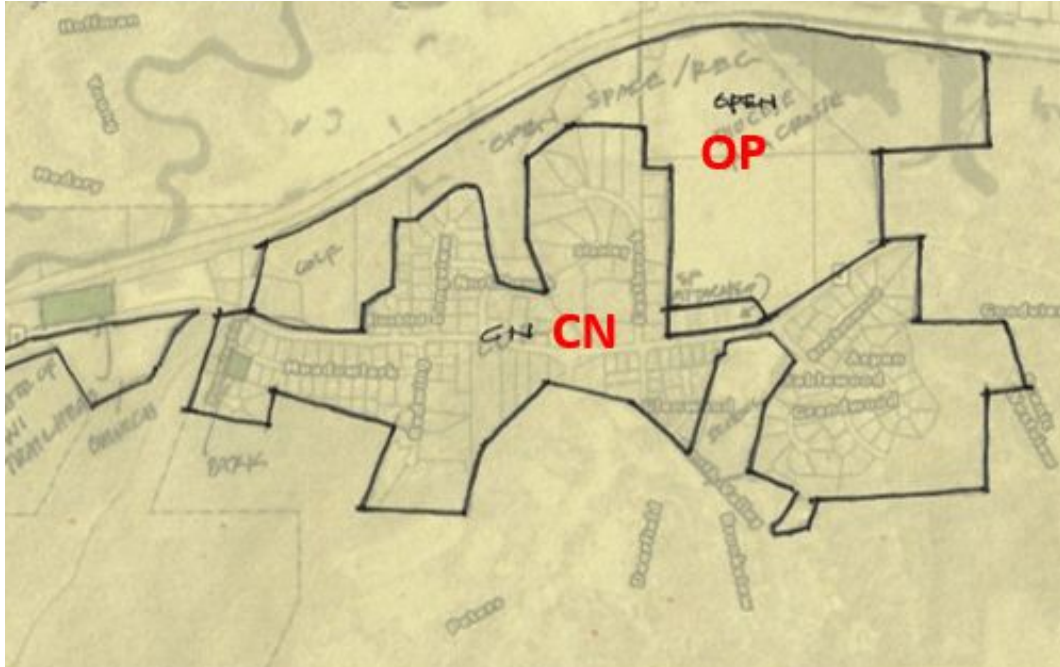
General Ideas for Districts: Residential

- Residential neighborhood boundaries are shown in yellow at right
- (a) The Logan Northside and Lower Northside neighborhoods contain a more consistent low density, detached residential pattern
- (b) Neighborhoods in the central part of the city (e.g., Downtown, Grandview-Emerson, Washburn, Weigent-Hogan, Powell-Poage-Hamilton and Holy Trinity-Longfellow) include more corridors and districts that tend to influence greater housing development changes, density and diversity
- (c) Typical large lot, single family zoning would pretty much remain as is



General Ideas for Districts: *Residential*

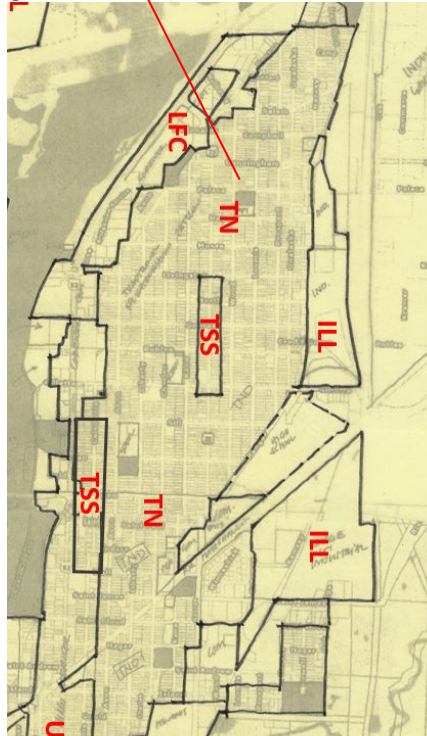
Garden District – single unit, detached, larger lots: 10,000 SF or more



General Ideas for Districts: *Residential*

Neighborhood District North – attached, detached & small cluster types, lot range from 2500-7500

SF

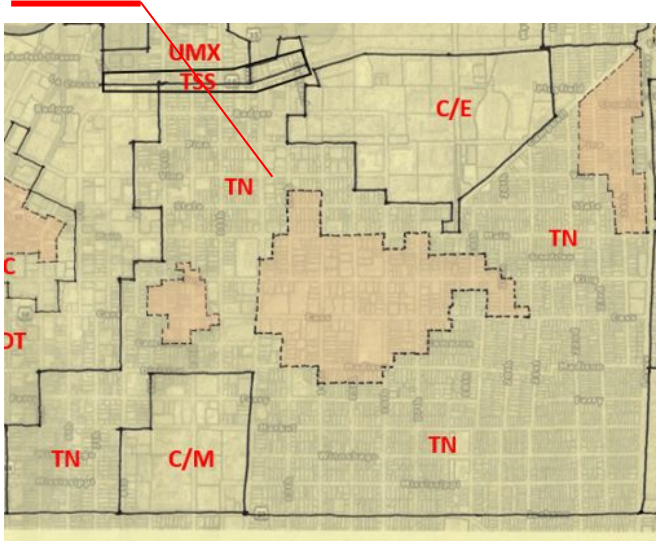


- Building types should respond to the scale and character of the neighborhood
- Can include detached types, 2 unit/lot & duplex types.
- Other building types: small residential court, pocket neighborhood, attached townhouses and accessory dwelling units.
- Lot size range from 2500 sf to 7500 sf

General Ideas for Districts: *Residential*

Neighborhood District Central – attached, detached & smaller multi-family types

Neighborhood Mixed Use – range of residential types & small commercial shops



- Building types should respond to the scale and character of the neighborhood
- Building types include: attached, detached units, and neighborhood scale multi-family & mixed use buildings
- Lot size range from 5000 sf

General Ideas for Districts: *Residential*

Traditional Neighborhood Development District

WI Model Ordinance

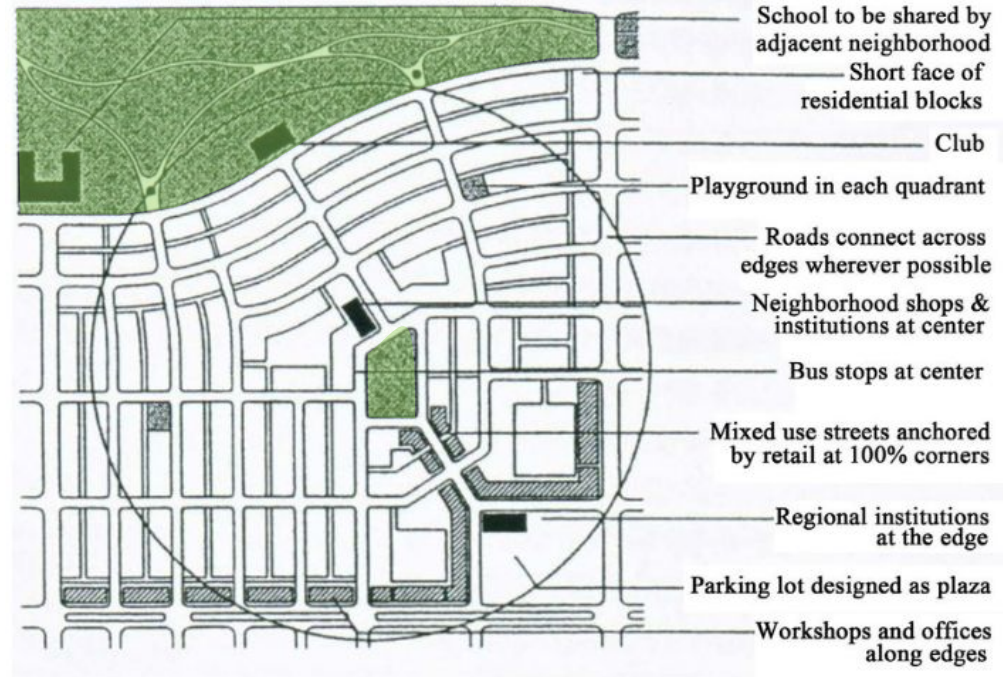
1.3 Applicability. The traditional neighborhood development ordinance is an alternative set of standards for development within the [City/Village] for new development of [15 acres or more] contiguous to existing development, redevelopment or infill development of [10 acres or more].

Source: *A Model Ordinance for a Traditional Neighborhood Development*, UW Extension, April 2001

La Crosse Zoning

(b) *Applicability.*

(1) Traditional Neighborhood Development is for lot sizes less than two acres.



General Ideas for Districts: *Commercial Corridor & Large Format*

Commercial Corridor – auto-oriented pattern common to local corridors today; mainly commercial/service uses (re: Hwy 14 & Losey Blvd)



Urban Corridor/MXD – range of commercial uses & larger multi-family units in a walkable pattern; use of regulating plan (re: Hwy 53 Plan)



General Ideas for Districts: *Industrial*

General Industrial – addresses most industrial/large lots *& large format buildings in current use



Crafters & Makers District – smaller lot industrial, assembly, & employment that fits into existing neighborhood/corridor character



Character Area: *Downtown – Three Distinct Areas*



Three distinct areas assume that the zoning districts may also be more responsive to the character of each with the “main street” area requiring the most rigorous standards and regulations.



Downtown Area

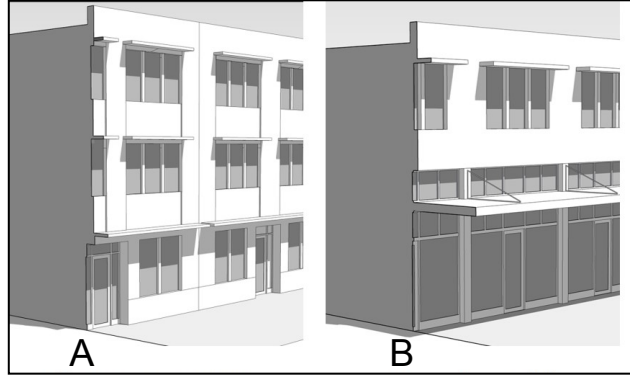


Core



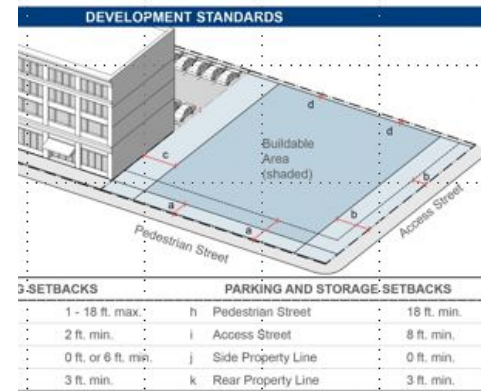
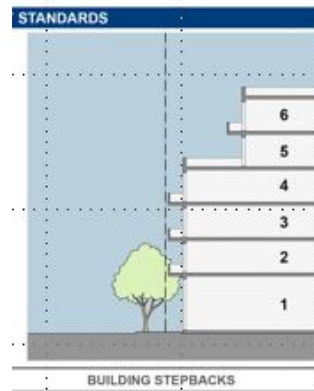
“Main street”

Downtown “Main Street” - Coding for Frontage



“Main Street” district would be regulated by two frontage types:

- common entry (A)
- Shopfront (B)



Dimensional & urban standards would use simple graphics to communicate regulations



Active building frontage

Next Steps: July, August.....

- Engagement – Interviews and Focus Groups
- Compile and summarize survey
- Approach & Recommendations
- Annotated Outline

Questions & Comments



ZONING
CODE
UPDATE



To learn more & get involved, visit:

www.forwardlacrosse.org