

City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Meeting Agenda

City Plan Commission

Monday, December 1, 2025 4:00 PM **Council Chambers**

The meeting is open for in-person attendance and will also be conducted through video conferencing. To join the meeting click this link (or typing the URL in your web browser address bar): https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRYRIZ4eWFTTndoQT09 Meeting ID: 889 9160 7803; Passcode: CPC23; Call in: 1-305-224-1968.

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.

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in. Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512

Call to Order

Roll Call

Approval of Minutes

1. Approval of the November 3, 2025 Meeting Minutes.

Agenda Items:

2. 25-1294

Resolution approving the partial vacation of public right-of-way along the western side of the 1800 block of 13th Street South.

Attachments: Resolution

Exhibit A - map

Legal Description

Legislative Staff Report

300-foot Property Owner Buffer List

Buffer Map

Recorded Lis Pendens - 10.28.2025

Letter to WiDOT - 10.29.2025

Letter to PD Re Personal Service - 10.29.2025

Notice of Hearing

CPC Staff Report

3. <u>25-1325</u>

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for a duplex and the construction of an accessory dwelling unit at 1931 George Street & 1126 Livingston Street.

Attachments: Ordinance

Rezoning Petition

300-foot Property Owner Buffer List

Buffer Map

Notice of Hearing

Undeliverable Notices - 11.18.2025

CPC Staff Report

4. <u>25-1326</u>

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Low Density Multiple Dwelling District to the Commercial District, allowing for 610 Hagar Street to be combined with the adjacent parcel of the same zoning.

Attachments: Ordinance

Rezoning Petition

300-foot Property Owner Buffer List

Buffer Map

Notice of Hearing

CPC Staff Report

5. 25-0143

Update on the zoning/subdivision code project.

Attachments: Forward La Crosse Zoning Promotion 08.01.2025.pdf

Zoning Code Update Project Update 5.29.2025.pdf

Built Form Study_Districts.042825.pdf

Built Form Study Neighborhoods.042825.pdf

Character Areas Defined.042825.pdf

Downtown Character Areas.042825.pdf

Zoning 101_23Apr_compressed.042825.pdf

Built Form Study Corridors.042825.pdf

Zoning Code Update Memo V2 3-31-2025

DRAFT Zoning Code Update Survey #1 3-31-2025

DRAFT Zoning 101 Presentation 3-31-2025

DRAFT Form Plate George St 3-31-2025

Zoning Code Update Memo V1 3-3-2025

Summary of Residential Lot Standards 3-3-2025

1950 Zoning Map 3-3-2025

Study Guide for City Plan Commission 30Jun2025.pdf

Forward La Crosse CPC.pdf

Memo from Friends of the Marsh - 9.15.2025

Adjournment

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.

City Plan Commission

Mayor Shaundel Washington-Spivey, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallager, Olivia Stine, Aron Newberry and James Szymalak.



City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-1294

Agenda Date: 12/4/2025 Version: 1 Status: New Business

In Control: Finance & Personnel Committee File Type: Resolution

Agenda Number: 2.

Resolution approving the partial vacation of public right-of-way along the western side of the 1800 block of 13th Street South.

RESOLUTION

WHEREAS, the public interest requires the partial vacation of certain streets within the corporate limits of the City of La Crosse; and

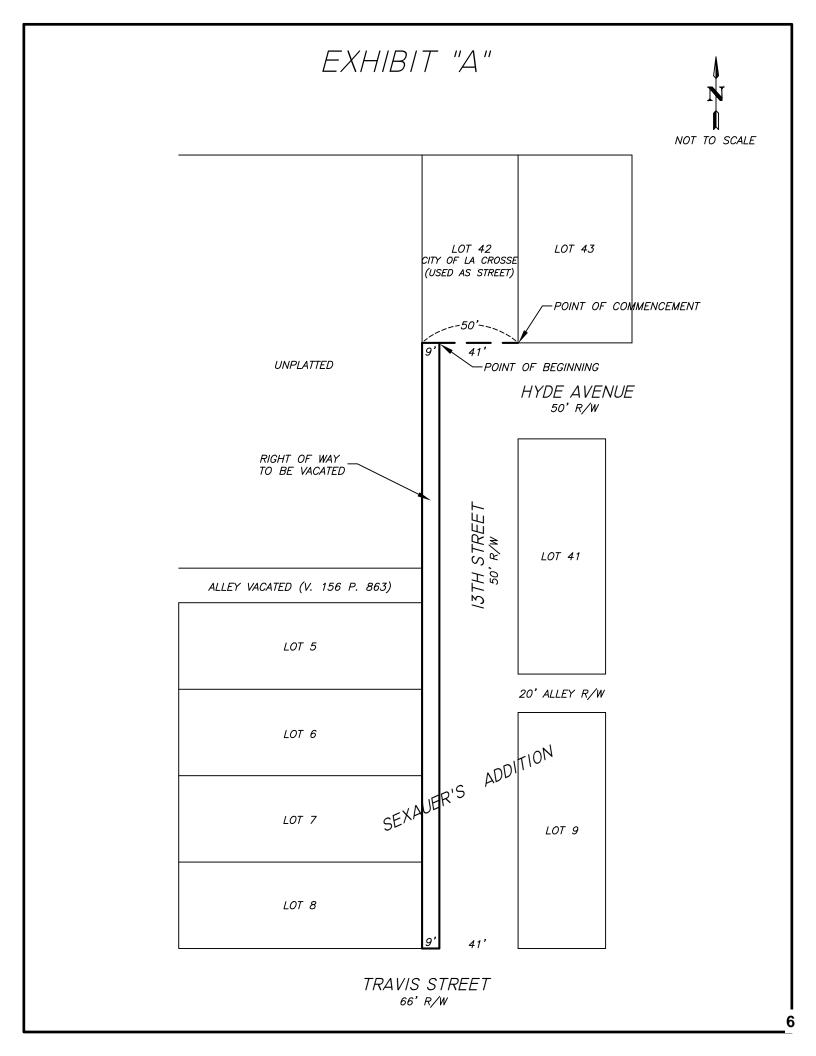
WHEREAS, such partial vacation should be done as expeditiously as possible.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of La Crosse that it hereby declares that the public interest requires the partial vacation of 13th Street as described by the legal description and map attached as Exhibit "A."

BE IT FURTHER RESOLVED that the portion of the street above-described be, and the same is hereby ordered vacated, subject, however, to any and all reservations for any and all public and private utilities.

Abutting properties:

Tax Parcel	Owner Name	Property Address	Mailing Address	Mailing City State Zip
17-50003-			400 LA CROSSE	LA CROSSE WI
100	CITY OF LACROSSE	1301 HYDE AVE	ST	54601
		1211 & 1219 TRAVIS ST		
	BADGER CORRUGATING	1801, 1809, 1811 WEST	1801 WEST AVE	LA CROSSE WI
17-50266-10	CORP	AVE S	S	54601-6239



Legal Description

for

Partial Vacation of 13th Street

That part of Sexauer's Addition to the City of La Crosse located in the Southwest Quarter of the Northeast Quarter, Section 8, Township 15 North, Range 7 West, La Crosse County, Wisconsin described as follows:

Commencing at the southwest corner of Lot 43 of Sexauer's Addition; thence westerly along the north right-of-way line of Hyde Avenue a distance of 41.00 feet to the point of beginning; thence southerly along a line parallel with the east right-of-way line of 13th Street to the north right-of-way line of Travis Street; thence westerly along said north right-of-way line to the west right-of-way line of 13th Street and the southeast corner of Lot 8 of Sexauer's Addition; thence northerly along said west right-of-way line to the north right-of-way line of Hyde Avenue; thence easterly along said north right-of-way line to the point of beginning.

See attached Exhibit "A".

Drafted by: KJC, 10/2025 Checked by: JMC, 10/2025



Staff Recommendation

CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org

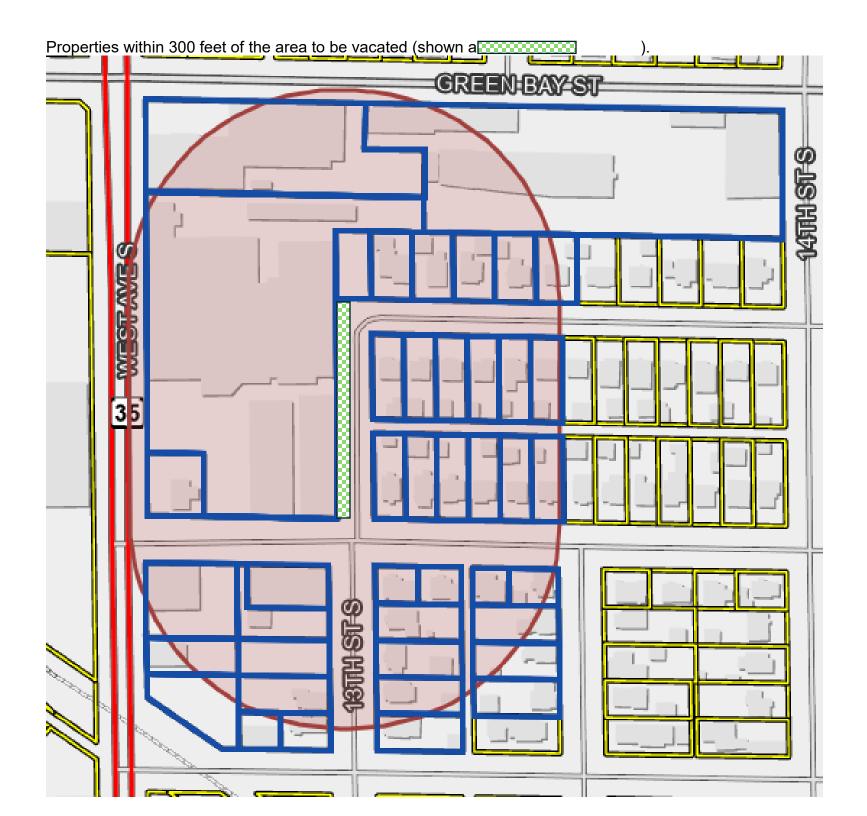
LEGISLATION STAFF REPORT FOR COUNCIL

File ID	Caption
Staff/Department F	Responsible for Legislation
Requestor of Legis	slation
Location, if applica	ble
Summary/Purpose	
Background	
Fiscal Impact	

					Abutting
Tax Parcel	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip	Property
17-50021-80	8 KEY REAL ESTATE HOLDING LLC	1222 TRAVIS ST	1343 COUNTY ROAD SS	ONALASKA WI 54650	
17-50021-40	ALLEN J BECKER, TAMARA L BECKER	1915 13TH ST S	1915 13TH ST S	LA CROSSE WI 54601-6251	
		1211 & 1219 TRAVIS ST			
17-50266-10	BADGER CORRUGATING CORP	1801, 1809, 1811 WEST AVE S	1801 WEST AVE S	LA CROSSE WI 54601-6239	Х
17-50021-125	BALTIC AVENUE INVESTMENTS OF LACROSSE LLC	1217 BARLOW ST	64 MCINTOSH RD E	LA CRESCENT MN 55947	
17-50021-140	BALTIC AVENUE INVESTMENTS OF LACROSSE LLC	1907 & 1911 WEST AVE S	64 MCINTOSH RD E	LA CRESCENT MN 55947	
17-50021-130	BARREL INN INC	1917 WEST AVE S	2005 WEST AVE S	LA CROSSE WI 54601	
17-50021-20	BRAD SIEMS, CRYSTAL L SIEMS	1923 13TH ST S	1923 13TH ST S	LA CROSSE WI 54601-6251	
17-50020-100	BRIAN HOFF	1316 TRAVIS ST	1316 TRAVIS ST	LA CROSSE WI 54601-6327	
17-50003-80	BRIAN L PETERSON	1306 HYDE AVE	1306 HYDE AVE	LA CROSSE WI 54601	
17-50020-120	CHARLES R HOFER, SANDRA K HOFER	1910 13TH PL S	1910 13TH PL S	LA CROSSE WI 54601-6301	
17-50003-100	CITY OF LACROSSE	1301 HYDE AVE	400 LA CROSSE ST	LA CROSSE WI 54601	х
17-50001-100	CLARA D HOLFLAND	1323 TRAVIS ST	1323 TRAVIS ST	LA CROSSE WI 54601-6343	
17-50003-90	DANIEL A GABEL, SARAH A GABEL	1302 HYDE AVE	1302 HYDE AVE	LA CROSSE WI 54601-6363	
17-50003-60	DAVID D CHRISTIANSON, BARBARA A CHRISTIANSON	1316 HYDE AVE	1316 HYDE AVE	LA CROSSE WI 54601-6363	
17-50003-140	DORI L WALSH (LE), DORI L WALSH LIVING TRUST	1319 HYDE AVE	1319 HYDE AVE	LA CROSSE WI 54601	
17-50003-110	ELLEN S BERG	1303 HYDE AVE	1303 HYDE AVE	LA CROSSE WI 54601-6347	
17-50020-140	ETHAN C WELTZIEN	1916 13TH PL S	1916 13TH PL S	LA CROSSE WI 54601	
17-50265-60	GREEN BAY STREET PROPERTIES LLC	1300 GREEN BAY ST	1801 WEST AVE S	LA CROSSE WI 54601	
17-50004-10	GREGORY J PRETASKY	1325 HYDE AVE	1325 HYDE AVE	LA CROSSE WI 54601-6347	
17-50003-70	HAILEY MARIE HORTON, CHRISTOPHER HANSON	1310 HYDE AVE	1310 HYDE AVE	LA CROSSE WI 54601-6363	
17-50003-40	JADE A MILLER. MITCHELL G THIES	1324 HYDE AVE	1324 HYDE AVE	LA CROSSE WI 54601-6363	
17-50003-130	JENNY JOLLY	1311 HYDE AVE	1311 HYDE AVE	LA CROSSE WI 54601-6347	
17-50020-130	JEROME W KORGER	1912 & 1914 13TH PL S	1914 13TH PL S	LA CROSSE WI 54601	
17-50021-60	JOAN M SEYMOUR	1302 TRAVIS ST	1302 TRAVIS ST	LA CROSSE WI 54601-6327	
	LAMBREA PROPERTIES LLC	1912 13TH ST S	1903 WEST AVE S	LA CROSSE WI 54601	
17-50021-90	LAMBREA PROPERTIES LLC	1908 13TH ST S	1903 WEST AVE S	LA CROSSE WI 54601	
17-50022-20	LAMBREA PROPERTIES LLC	1903 WEST AVE S	1903 WEST AVE S	LA CROSSE WI 54601	
1, 00022 20	LANOGA CORPORATION	1000 1120171120	1000 1120171120	2101100021110101	
17-50600-10	C/O 1701 WEST LLC	1701 WEST AVE S	PO BOX 1621	LA CROSSE WI 54602-1621	
17-50003-50	LEE H GROSSKREUTZ, ROSEMARY I GROSSKREUTZ	1320 HYDE AVE	1320 HYDE AVE	LA CROSSE WI 54601-6363	
17-50001-70	LINDA J BIRKLE	1311 TRAVIS ST	1311 TRAVIS ST	LA CROSSE WI 54601	
17-50001-80	MADELINE M BERGER, DREW D BERGER	1315 TRAVIS ST	1315 TRAVIS ST	LA CROSSE WI 54601-6343	
	MARY S DAVIS	1920 13TH ST S	1920 13TH ST S	LA CROSSE WI 54601	
	MATTHEW WILTGEN, KYLIE WILTGEN	1307 HYDE AVE	1307 HYDE AVE	LA CROSSE WI 54601-6347	
17-50003-120	MICHAEL J CADE	1319 TRAVIS ST	1319 TRAVIS ST	LA CROSSE WI 54601	
17-50001-70	MIKAYLA A TOMSYCK	1308 TRAVIS ST	1308 TRAVIS ST	LA CROSSE WI 54601-6327	
17-50021-70	PAUL JOSEPH FISCHER, SHERIDAN ROSE SCHMITT	1909 13TH ST S	1909 13TH ST S	LA CROSSE WI 54601	
17-30021-30	RICHARD E CLEMENTS (LE), KEVIN R CLEMENTS,	1303 13111313	1303 13111313	EA CROSSE WI 54001	
17-50021-30	CONNIE L CLEMENTS, CYNTHIA M ROACH	1917 13TH ST S	1917 13TH ST S	LA CROSSE WI 54601-6251	
17-50021-50	ROBERT P DAYTON	1301 TRAVIS ST	1301 TRAVIS ST	LA CROSSE WI 54601-6251	
17-30001-30	NODENI F DATION	1320 TRAVIS ST	1001 IUWAI9 91	LA GRUSSE WI 34001	
17 50020 110	DDE DDODEDTIES	1904 13TH PL S	PO BOX 3743	LA CROSSE WI 54602	
	RR5 PROPERTIES				
17-50001-10	SCOTT M MCLEES, JAN L MCLEES	1833 WEST AVE S	1833 WEST AVE S	LA CROSSE WI 54601-6239	
	THOMAS R OESTREICHER	1926 13TH ST S	1926 13TH ST S	LA CROSSE WI 54601	
17-50001-60	TYLER J DERKS	1307 TRAVIS ST	1307 TRAVIS ST	LA CROSSE WI 54601	

Properties within 300 feet of area requested to be vacated.

Notice also mailed to the WI Department of Transportation (vacation is within .25 miles of a State Trunk Connecting HWY (HWY 35).



Lis Pendens

Document Number

Document Title



1840521

LACROSSE COUNTY REGISTER OF DEEDS ROBIN L. KADRMAS

RECORDED ON
10/28/2025 02:16 PM
PAGE COUNT: 4
EXEMPT #:
RECORDING FEE 3

30.00

Recording Area

Name and Return Address

Nikki Elsen, City Clerk 400 La Crosse Street La Crosse WI 54601

Parcel Identification Number (PIN)

Resolution approving the partial vacation of public right-of-way along the western side of the 1800 block of 13th Street South.

Drafted by: Stephen F. Matty City Attorney City of La Crosse 400 La Crosse Street La Crosse WI 54601

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: <u>document title</u>, <u>name & return address</u>, <u>and PIN</u> (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

Resolution approving the partial vacation of public right-of-way along the western side of the 1800 block of 13th Street South.

RESOLUTION

WHEREAS, the public interest requires the partial vacation of certain streets within the corporate limits of the City of La Crosse; and

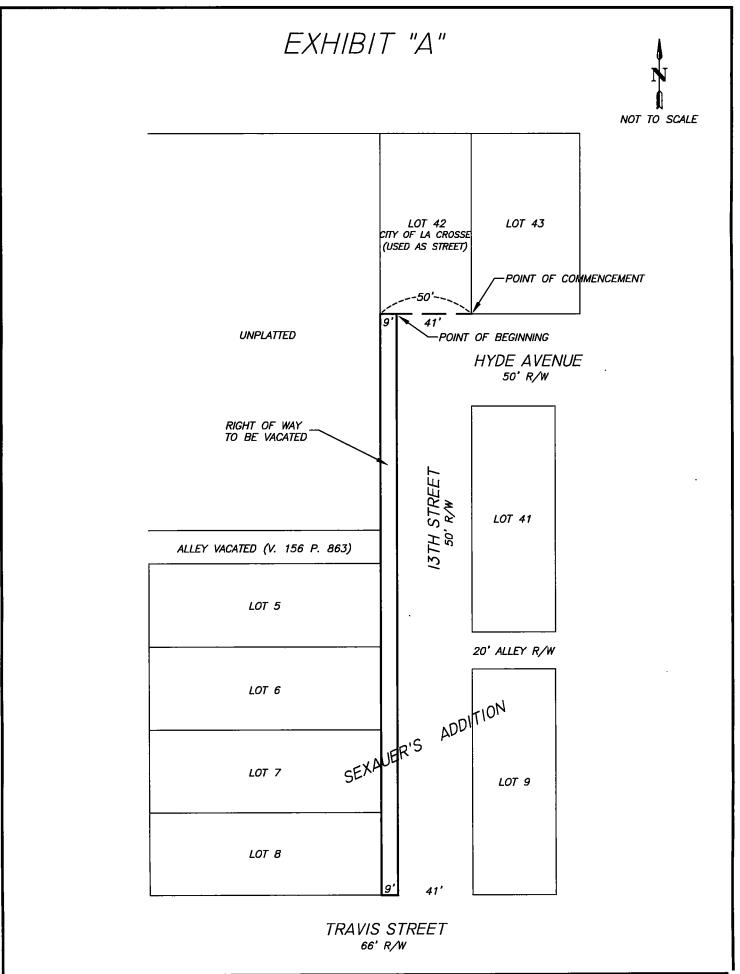
WHEREAS, such partial vacation should be done as expeditiously as possible.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council, City of La Crosse that it hereby declares that the public interest requires the partial vacation of 13th Street as described by the legal description and map attached as Exhibit "A."

BE IT FURTHER RESOLVED that the portion of the street above-described be, and the same is hereby ordered vacated, subject, however, to any and all reservations for any and all public and private utilities.

Abutting properties:

Tax Parcel	Owner Name	Property Address	Mailing Address	Mailing City State Zip
				LA CROSSE WI
17-50003-100	CITY OF LACROSSE	1301 HYDE AVE	400 LA CROSSE ST	54601
		1211 & 1219 TRAVIS ST		LA CROSSE WI
17-50266-10	BADGER CORRUGATING CORP	1801, 1809, 1811 WEST AVE S	1801 WEST AVE S	54601-6239



Legal Description

for

Partial Vacation of 13th Street

That part of Sexauer's Addition to the City of La Crosse located in the Southwest Quarter of the Northeast Quarter, Section 8, Township 15 North, Range 7 West, La Crosse County, Wisconsin described as follows:

Commencing at the southwest corner of Lot 43 of Sexauer's Addition; thence westerly along the north right-of-way line of Hyde Avenue a distance of 41.00 feet to the point of beginning; thence southerly along a line parallel with the east right-of-way line of 13th Street to the north right-of-way line of Travis Street; thence westerly along said north right-of-way line to the west right-of-way line of 13th Street and the southeast corner of Lot 8 of Sexauer's Addition; thence northerly along said west right-of-way line to the north right-of-way line of Hyde Avenue; thence easterly along said north right-of-way line to the point of beginning.

See attached Exhibit "A".

Drafted by: KJC, 10/2025 Checked by: JMC, 10/2025

Office of City Clerk



October 29, 2025

OFFICE OF THE SECRETARY WISCONSIN DEPARTMENT OF TRANSPORTATION PO BOX 7910 MADISON, WI 53707-7910

Re: Resolution approving the partial vacation of public right-of-way along the western side of the 1800 block of 13th Street South.

Enclosed herewith is a copy of the above resolution and notice of hearing when and where the resolution will be acted upon.

This notice is provided pursuant to Wis. Stat., sec. 66.1003(8), since the public way or alley that is the subject of the resolution is located within one-quarter mile of a state trunk highway or connecting highway.

Sincerely,

Sondra Craig, Deputy Clerk craigs@cityoflacrosse.org

Sondra Craig

608-789-7549

Enclosures

Office of City Clerk



October 29, 2025

La Crosse Police Department Attn: Civil Process City Hall 400 La Crosse St La Crosse WI 54601

Re: Resolution approving the partial vacation of public right-of-way along the western side of the 1800 block of 13th Street South.

See attached Exhibit A for legal descriptions and map.

Shift Commander:

Enclosed you will find copies of a Notice of Hearing to Vacate a Portion of Street for service upon the following:

OwnerName	Address	City State Zip
BADGER CORRUGATING CORP	1801 WEST AVE S	LA CROSSE WI 54601-6239

Please be advised that service needs to be made no later than Tuesday, November 4, 2025.

The extra copy is for the officer serving the notice to return with the Affidavit of Personal Service. One affidavit needs to be filled out for each notice served. The affidavits **must be signed by the officer in front of a notary.**

Please let me know if you have any questions.

Regards,

Sondra Craig, Deputy Clerk craigs@cityoflacrosse.org

Sondra Craig

608-789-7549

NOTICE OF HEARING TO VACATE A PORTION OF STREET

YOU ARE HEREBY NOTIFIED that a Resolution is pending before the Common Council of the City of La Crosse, for the vacation of the following described portion of street, to-wit:

That part of Sexauer's Addition to the City of La Crosse located in the Southwest Quarter of the Northeast Quarter, Section 8, Township 15 North, Range 7 West, La Crosse County, Wisconsin described as follows:

Commencing at the southwest corner of Lot 43 of Sexauer's Addition; thence westerly along the north right-of-way line of Hyde Avenue a distance of 41.00 feet to the point of beginning; thence southerly along a line parallel with the east right-of-way line of 13thStreet to the north right-of-way line of Travis Street; thence westerly along said north right-of-way line to the west right-of-way line of 13thStreet and the southeast corner of Lot 8 of Sexauer's Addition; thence northerly along said west right-of-way line to the north right-of-way line of Hyde Avenue; thence easterly along said north right-of-way line to the point of beginning.

YOU ARE FURTHER NOTIFIED THAT a public hearing thereon will be held before the Finance and Personnel Committee of the Common Council on December 4, 2025 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St. La Crosse St., at which time any and all may be heard for or against the vacation of said street.

Such matter will also be acted upon by the City Plan Commission at 4:00 p.m. on December 1, 2025 (public speaking is allowed), and by the Common Council on December 11, 2025 at 6:00 p.m., both meetings will take place in the Council Chambers at City Hall, 400 La Crosse St.

If you wish to attend any of the above meetings through video conferencing, please contact the City Clerk's Office at 608-789-7510 or email cityclerk@cityoflacrosse.org for more information.

The above referenced Resolution and relevant attachments may be examined in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for file 25-1294).

Dated this 29th day of October, 2025.

Per Order of the Common Council Nikki Elsen City Clerk of the City of La Crosse, Wisconsin

Published in the La Crosse Tribune on November 13, 20, & 25, 2025 One (1) Affidavit

17

Agenda Item 25-1294 (Tim Acklin)

Resolution approving the partial vacation of public right-of-way along the western side of the 1800 block of 13th Street South.

General Location

Council District 10, located along the western portion of 13th Street S between Hyde Ave and Travis Street as depicted on attached MAP 25-1294. Adjacent uses include single-family homes to the east, single-family homes and light industrial to the south, Badger Corrugating to the west, and single-family homes and Badger Corrugating to the north.

Background Information

The applicant, Badger Corrugating, is requesting to vacate the western 9ft of 13th Street S between Hyde Ave and Travis Street. The applicant currently has a Street Privilege Permit to use this portion of the street for approximately 25 employee parking spaces. As part of the redevelopment of their campus, the applicant is requesting to have this area vacated so it can be permanently incorporated into their parcel.

Recommendation of Other Boards and Commissions

N/A

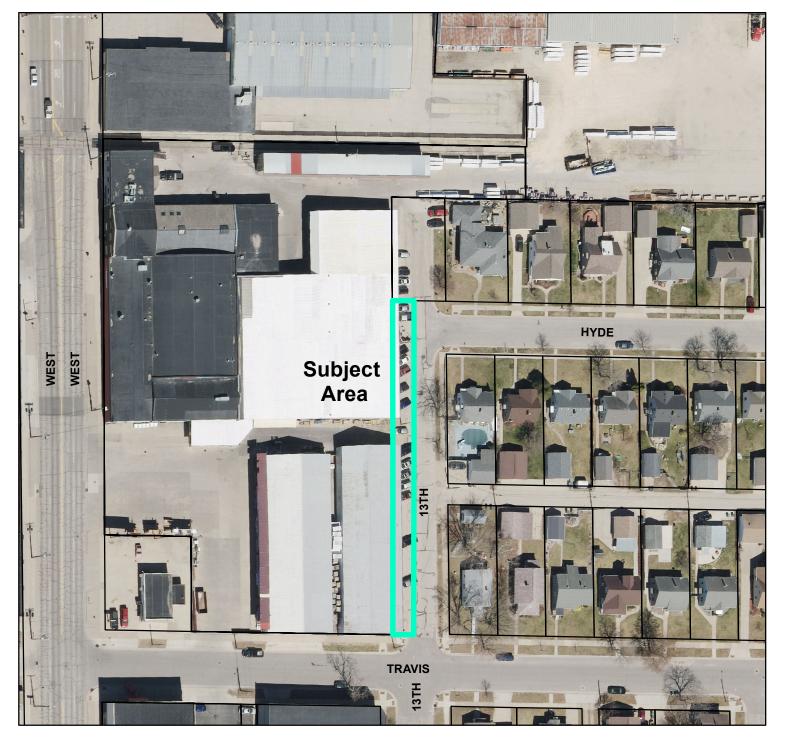
Consistency with Adopted Comprehensive Plan

The Comprehensive Plan does not specifically address ROW vacations. However, improving opportunities and pathways for our employers to operate and grow is a major goal in the Comprehensive Plan.

Staff Recommendation

The applicant has been using this portion of 13th Street S for parking for well over 20 years so permanently reducing the width of the street by 9ft does not seem to have an adverse effect on the surrounding neighborhood. This item is recommended for approval.

Routing F&P 12.4.25



BASIC ZONING DISTRICTS

R1 - SINGLE FAMILY

R2 - RESIDENCE

WR - WASHBURN RES

R3 - SPECIAL RESIDENCE

R4 - LOW DENSITY MULTI

R5 - MULTIPLE DWELLING

R6 - SPECIAL MULTIPLE

PD- PLANNED DEVELOP

TND - TRAD NEIGH DEV.

C1 - LOCAL BUSINESS

C2 - COMMERCIAL

C3 - COMMUNITY BUSINESS

M1 - LIGHT INDUSTRIAL

M2 - HEAVY INDUSTRIAL

PS - PUBLIC & SEMI-PUBLIC

PL - PARKING LOT

UT - PUBLIC UTILITY

CON - CONSERVANCY

FW - FLOODWAY

A1 - AGRICULTURAL

EA - EXCLUSIVE AG

City Limits

SUBJECT PROPERTY



0 40 80 160 Feet



City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-1325

Agenda Date: 12/2/2025 Version: 1 Status: New Business

In Control: Judiciary & Administration Committee File Type: Ordinance

Agenda Number: 3.

ORDINANCE NO.:
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for a duplex and the construction of an accessory dwelling unit at 1931 George Street & 1126 Livingston Street.
THE COMMON COUNCIL of the City of La Crosse do ordain as follows:
SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Single Family Residence District to the Residence District on the Master Zoning Map, to-wit:
Tax Parcel 17-10129-030; 1931 George St. & 1126 Livingston St.
SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.
SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.
Shaundel Washington-Spivey, Mayor
Nikki M. Elsen, City Clerk

Passed: Approved: Published:

PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):
Elijah K. Faas 1931 George St La Crosse, WI S4601
Owner of site (name and address):
Elijah K. Faas 1931 George St Le Crosse, WI 54601
Address of subject premises:
1931 George St La Crosse, WI 54601
Tax Parcel No.: 17 - 10129 - 030
Legal Description (must be a recordable legal description; see Requirements):
Lot 1 in Block 4, Except the west 8 feet thereof, in Conterbury's Addition to
the City of La Crosse, La Crosse County, Wisconsin
Zoning District Classification: R-1 Single Family (legal son-conforming)
Proposed Zoning Classification: Residence R-2 District
Is the property located in a floodway/floodplain zoning district? ——Yes X No
Is the property/structure listed on the local register of historic places? Yes _X_ No
Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No
Is the Rezoning consistent with the policies of the Comprehensive Plan? Yes No
Property is Presently Used For:
Owner Occupied Duplex
Property is Proposed to be Used For:
Owner Occupied Duplex with a new build ADV on the back
Proposed Rezoning is Necessary Because (Detailed Answer):
The property currently contains a legal non-confirming duplex, and the R-Z designation will bring it into compliane with current zoning standards. It is also needed to allow construction of an ADU, which is not permitted under R-1 zoning. Rezoning will allow the property ose with surranding duplex and multifamily homes and support the City's housing goels by increasing housing aptions within established neighborhoots and use existing infrastructure afficiently.
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):
The reconney enhances the resignaturated by bringing the existing duplox into compliance and allowing a well-designed ADU that file the character of the crea. It supports local housing goals, adds quality housing options, and Strengthous the cooperate without increasing congestion or impacting public Services.
Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
It supports the city's comprehensive plan gods of promoting intill development, housing diversity, and efficient land use. Allowing a MOV on an excepting duplex lottinecount adjunction housing options within established neighboring makes better use of excepting infrastructure, and allows with the City's long-term housing and sustandative objectives.

	VIDARIES	2024 .	Макама
and that I have re	ead and understar	or authorized agent of the owner (nd the content of this petition and the content of this petition and the true and correct to the best of my k	nat the above statements and
		EM Tim	(Standard hine Hinesi) et a torre invi
		(signature)	concern the that is see all e
		507 - 313 - 4188	11/06/2025
		(telephone)	(date)
		elijahfous@gnail.com	property ad the condition of teconic
		(email)	
		The second second	
		<u>ILING,</u> HAVE PETITION REVIEW IG & DEVELOPMENT.	ED AND INFORMATION VERIFIED
BY THE DIRECT	OR OF PLANNIN	IG & DEVELOPMENT.	
Review v	OR OF PLANNIN		
Review v	vas made on the	day of November	
Review v	vas made on the	day of November Planning & Development	ED AND INFORMATION VERIFIED

AFFIDAVIT

STATE	OF W	Jisconsin)	
COUNT	TY OF	La Crosse)	
states:	The un	ndersigned, Elijah Facs , 1	peing duly sworn
	1.	That the undersigned is an adult resident of of La Crosse , State of Wisconsin	the City
	2.	That the undersigned is (one of the) legal owner(s) of the prop	erty located at
	3.	By signing this affidavit, the undersigned authorizes the application for a permit district change or amendment (circle one) for said property.	conditional use
u	Notary	Property Owner Add and sworn to before me this day of MV, 2025 White property Owner day of MV, 2025 White	

Elijah Faas

2022 State Street La Crosse, WI 54601 elijahfaas@gmail.com 507-313-4188 11/06/2025

La Crosse City Council

City Hall 400 La Crosse Street La Crosse, WI 54601

Re: Rezoning Request from R1 (Single Family) to R2 (Residence)

Dear Members of the City Council,

I am requesting approval to rezone my property at [property address] from R1 (Single Family) to R2 (Residence) to allow the construction of an accessory dwelling unit (ADU) on the lot.

The property currently functions as a legal nonconforming duplex, and this rezoning would bring it into compliance with zoning standards while also allowing me to add an additional small housing unit. My goal is to create a quality living space that fits the character of the neighborhood while providing a much needed housing option in the community.

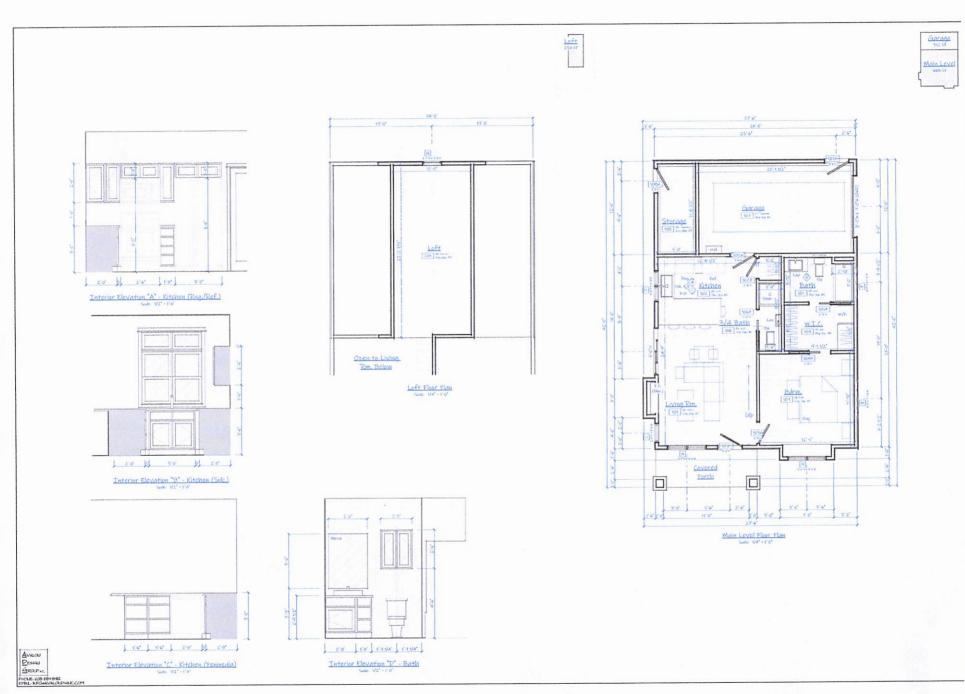
I recently attended the La Crosse Area Economic Indicators event and learned even more about the housing challenges facing our city. Vacancy rates are very low, and the need for attainable and affordable housing continues to grow. This project may be small in scale, but I believe it represents a practical and positive step toward addressing that issue. By making better use of existing property and infrastructure, the new ADU will provide more housing without taking away from the look or feel of the neighborhood.

I also plan to add an off street parking space to the property to ensure there is no negative impact on nearby residents. I take pride in maintaining my properties and believe this addition will enhance both the functionality and appearance of the site.

This proposal aligns with the goals of the City's Comprehensive Plan to encourage infill development, expand housing options, and make efficient use of existing city resources. It supports the city's broader effort to create more diverse, affordable, and sustainable housing opportunities in La Crosse.

Thank you for your time, consideration, and the work you do to help guide responsible growth in our community.

Sincerely, Elijah Faas



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10-28-2025

erroet Revisions Date: 10-29-2025

27.6" 26.0 Unexcavated 6 812 200 ,20 Unexcavated 200 Unexcayated 2'0" 812 13'6" Roof Plan Seek 1/4'-1'0 Foundation Plan Sak V4° = 1°0'

Avacou Pessau GRAPAZ PHOLE 608-284-842 EMAL SPORAVALORPISSE COM The deminist femilials interested may remoted may remoted my remoted my remoted my remoted my large of the properties of

Tesse Date: 10-28-2025



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10-28-2025

A1.3

Tax Parcel	OwnerName	Property Address	Mailing Address	Mailing City State Zip
17-10168-40	AMANDA E SMITH	2002 GEORGE ST	2002 GEORGE ST	LA CROSSE WI 54603-2016
17-10169-60	ANN K GRONBECK	1932 & 1934 GEORGE ST	1932 GEORGE ST	LA CROSSE WI 54603-2119
17-10129-140	APRIL ZIELKE	1922 KANE ST	1922 KANE ST	LA CROSSE WI 54603-2130
17-10168-50	ASHLEY R JOSEPH	2006 GEORGE ST	2006 GEORGE ST	LA CROSSE WI 54603-2016
17-10126-90	BIG FISH INVESTMENTS LLC	2002 & 2004 KANE ST	614 MAIN ST	LA CROSSE WI 54601
17-10270-110	BOSTRACK PROPERTIES LLC	1920 GEORGE ST	410 WALNUT PL	LA CRESCENT MN 55947
17-10168-90	BRITTANY WEILAND, MATTHEW JORDAN HABLEWITZ	1927 WOOD ST	1927 WOOD ST	LA CROSSE WI 54603-2147
17-10127-80	CAMERON C HASTINGS	2015 KANE ST	2015 KANE ST	LA CROSSE WI 54603-2086
17-10167-140	CAMERON J KELLY, OLIVIA E KELLY	2015 WOOD ST	2015 WOOD ST	LA CROSSE WI 54603-2043
17-10129-40	CARL JAY LESKY	1927 GEORGE ST	2015 PROSPECT ST	LA CROSSE WI 54603-2045
17-10126-60	CAROL A BOSHCKA	2007 GEORGE ST	2007 GEORGE ST	LA CROSSE WI 54603
17-10168-10	CD TAYLOR HOLDINGS LLC	2009 & 2011 WOOD ST	PO BOX 291	HOLMEN WI 54636-0291
17-10168-80	CHRISTOPHER T WILSON, SHAINA WILSON	1931 WOOD ST	1931 WOOD ST	LA CROSSE WI 54603
17-10168-120	CLARKE ENTERPRISES LLC	1915 WOOD ST	1040 MAIN ST	ONALASKA WI 54650
17-10168-130	CLARKE ENTERPRISES LLC	1909 & 1911 WOOD ST	1040 MAIN ST	ONALASKA WI 54650
17-10128-50	CMKJ PROPERTIES LLC	1933 KANE ST	S1411 BUELLS VALLEY RD	MONDOVI WI 54755
17-10127-110	CURTIS D FORER, KRISTI K BORNE	2003 KANE ST	2003 KANE ST	LA CROSSE WI 54603-2086
17-10127-110	CURTIS JAMES BLAIR, WYONNE K BLAIR	2011 GEORGE ST	2011 GEORGE ST	LA CROSSE WI 54603-2088
17-10129-100	DANIEL TRAUTSCH, TREVOR D TRAUTSCH	1902 & 1904 KANE ST	1902 KANE ST	LA CROSSE WI 54603
				LA CROSSE WI 54603-2043
17-10168-20	DANIEL R POTARACKE, JENNIFER C CABASSA	2007 WOOD ST	2007 WOOD ST	LA CROSSE WI 54603-2043
17 10100 00	DEAN D DICKINSON REVOCABLE TRUST,	4440 NORTH OT	MESTS BOMA DD	LA ODOOGEN## 54004
17-10129-80	DIANNE L DICKINSON REVOCABLE TRUST	1119 NORTH ST	W5370 BOMA RD	LA CROSSE WI 54601
47 40400 5	DEAN D DICKINSON REVOCABLE TRUST,	4000 0 400= 0505	WE070 POW DE	LA ODOOCE !!! = (:
17-10129-90	DIANNE L DICKINSON REVOCABLE TRUST	1903 & 1907 GEORGE ST	W5370 BOMA RD	LA CROSSE WI 54601
17-10129-110	DEBORAH BUFFTON, STEPHEN W MINNEMA	1908 KANE ST	1908 KANE ST	LA CROSSE WI 54603-2130
17-10126-70	DENNIS L SEEKAMP (LE), MICHELLE COLANGELO, SAMANTHA MCREYNOLDS	1119 LIVINGSTON ST	1119 LIVINGSTON ST	LA CROSSE WI 54603-2080
		1225 LIVINGSTON ST		
17-10168-35	DREW RUSSELL	2003 WOOD ST	2003 WOOD ST	LA CROSSE WI 54603-2043
17-10129-130	DUSTIN SCHNICK, SAMANTHA SCHNICK	1918 KANE ST	1918 KANE ST	LA CROSSE WI 54603
17-10127-90	ELI J GARDNER	2007 KANE ST	2007 KANE ST	LA CROSSE WI 54603-2086
17-10126-40	EVELYN E DENNISON, ELEANOR E DENNISON	2017 GEORGE ST	2017 GEORGE ST	LA CROSSE WI 54603-2088
17-10126-120	GERALD S POWELL, LINDA J POWELL	2012 KANE ST	2012 KANE ST	LA CROSSE WI 54603-2023
17-10128-60	HAROLD W EHLO (LE), LORI A EHLO	1927 KANE ST	1927 KANE ST	LA CROSSE WI 54603-2171
	IZAC SHEFORGEN, ALEXANDRIA L SHEFORGEN,			
17-10168-30	NANCY K SWANSON, SCOTT R SWANSON	1217 & 1219 LIVINGSTON ST	812 CASE CT	HOLMEN WI 54636
17-10169-20	JAE ENTERPRISES LLC	1211 NORTH ST	901 ROSE ST	LA CROSSE WI 54603
17-10169-30	JAE ENTERPRISES LLC	1904 GEORGE ST	901 ROSE ST	LA CROSSE WI 54603
17-10129-120	JAMES E LANZEL	1912 KANE ST	1912 KANE ST	LA CROSSE WI 54603-2130
17-10169-70	JENNIFER A MICHENER	1210 LIVINGSTON ST	1210 LIVINGSTON ST	LA CROSSE WI 54603-2039
17-10128-90	JENSEN & NELSON PROPERTIES LLC	1909 KANE ST	2727 NELSON RD RM 203	LONGMONT CO 80503
17-10126-130	JOAN M BYRNE TRUST OF 2023	2018 KANE ST	2018 KANE ST	LA CROSSE WI 54603
17-10180-80	JOEL HAZELTON	2012 GEORGE ST	2012 GEORGE ST	LA CROSSE WI 54603-2016
17-10126-140	JONI M BOTT	2022 KANE ST	2022 KANE ST	LA CROSSE WI 54603-2023
17-10120-140	JOSEPH P CAPPUCCIO, PAIGE E NOBREGA	2010 GEORGE ST	2010 GEORGE ST	LA CROSSE WI 54603-2016
17-10168-00	JOSIAH A LECLEIR	1216 LIVINGSTON ST	1216 LIVINGSTON ST	LA CROSSE WI 54603-2039
17-10168-73	J-SOUARED PROPERTIES LLC	1910, 1912, 1914 GEORGE ST	901 ROSE ST	LA CROSSE WI 54603
17-10169-50	J-SQUARED PROPERTIES LLC	1910, 1912, 1914 GEORGE ST	901 ROSE ST	LA CROSSE WI 54603
17-10270-80	J-SQUARED PROPERTIES LLC	1910, 1912, 1914 GEORGE ST	901 ROSE ST	LA CROSSE WI 54603
17-10270-90	J-SQUARED PROPERTIES LLC	1910, 1912, 1914 GEORGE ST	901 ROSE ST	LA CROSSE WI 54603
17-10129-60	JUAN VICTOR LOPEZ HERNANDEZ, ANA MELIA LOPEZ	1921 GEORGE ST	1921 GEORGE ST	LA CROSSE WI 54603
17-10130-20	KAREN A WHITE	1930 KANE ST	464 S SELBY BLVD	WORTHINGTON OH 43085
17-10168-70	KATHERINE L WISLAND	1933 WOOD ST	1933 WOOD ST	LA CROSSE WI 54603-2147
17-10126-30	KELLY GEARY, COREY OSWEILER, CURT OSWEILER	2023 GEORGE ST	W7982 COUNTRY AVE	HOLMEN WI 54636
17-10270-100	LACROSSE ASSEMBLY	1928 GEORGE ST	1928 GEORGE ST	LA CROSSE WI 54603-2119
17-10168-100	LINDA A VALE, ZACHARY F GAUGUSH	1923 WOOD ST	1919 WOOD ST	LA CROSSE WI 54603
	LO KEN CHANG (LE), CARLA K CHANG, KAILI L CHANG,			
17-10180-60	PAULO K CHANG, YING TZU L CHANG (LE), KAITI CHANG ZIEBELL	2024 GEORGE ST	2024 GEORGE ST	LA CROSSE WI 54603-2016
17-10126-110	NICOLE M BRISSETTE	2008 KANE ST	2008 KANE ST	LA CROSSE WI 54603-2023
17-10168-110	NRE PROPERTIES LLC	1919 WOOD ST	1400 PINE ST	LA CROSSE WI 54601
17-10128-80	PATH INVESTMENTS LLC	1915, 1917, 1919 KANE ST	809 GILLETTE ST	LA CROSSE WI 54603
17-10126-100	PETER D HANSEN, CHERYL J HANSEN	1111 LIVINGSTON ST	1111 LIVINGSTON ST	LA CROSSE WI 54603-2080
17-10180-70	RANDY E RANK	2018 GEORGE ST	2018 GEORGE ST	LA CROSSE WI 54601
17-10128-70	SAMANTHA M REUSS	1923 KANE ST	1923 KANE ST	LA CROSSE WI 54603-2171
17-10129-70	SCHAFFER WITHHOLDINGS LLC	1911 GEORGE ST	171 29TH ST S	LA CROSSE WI 54601
17-10126-80	SCHMAL PROPERTY LLC	2003 GEORGE ST	2003 GEORGE ST	LA CROSSE WI 54603-2088
17-10120-00	SWING ENTERPRISES LLC	1916 & 1918 GEORGE ST	PO BOX 304	GALESVILLE WI 54630-0304
	STATING CITICING HIGHS CLC	1910 Ø 1910 GEOUGE 91		OALLSVILLE WI 34030-0304
	TRACY I MILLER LIZA I MILLER	1924 & 1926 KANE ST	1926 KANE ST	Ι Δ CROSSE (W) ΕΛΕΩΣ-2120
17-10130-10 17-10129-50	TRACY J MILLER, LIZA J MILLER VICTOR G ARNOLD, JUDITH A ARNOLD	1924 & 1926 KANE ST 1925 GEORGE ST	1926 KANE ST 1925 GEORGE ST	LA CROSSE WI 54603-2130 LA CROSSE WI 54603

Properties within 300 feet of 17-10129-30 (1931 George St/1126 Livingston St).

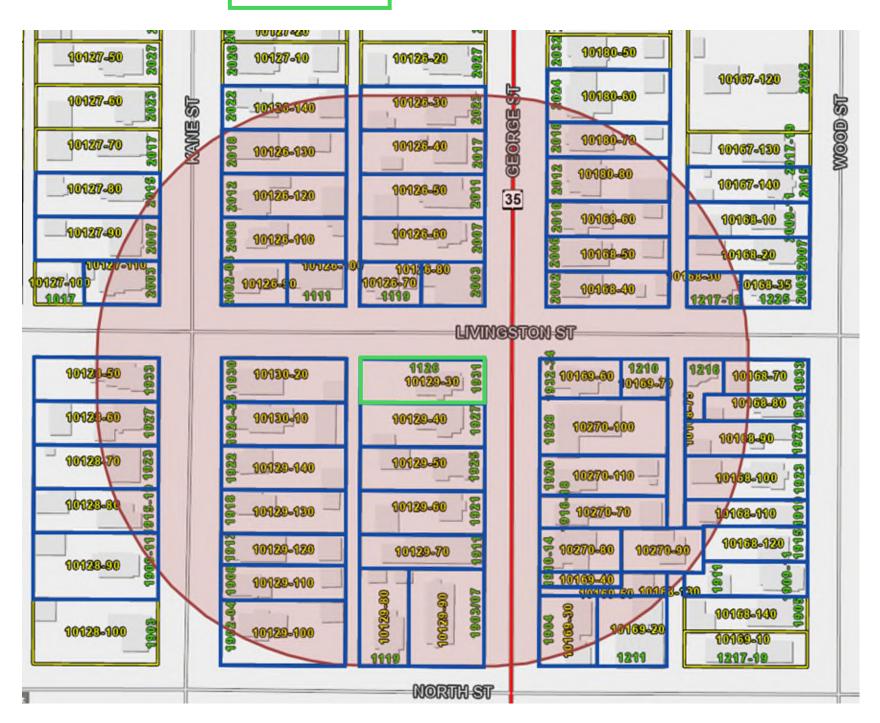
ELIJAH K FAAS

Owner

1931 GEORGE ST

1126 LIVINGSTON ST 1931 GEORGE ST LA CROSSE WI 54603

1931 George Street.



NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for a duplex and the construction of an accessory dwelling unit at 1931 George Street & 1126 Livingston Street.

Property is presently: an owner-occupied duplex (legal non-conforming)

Property is proposed to be: owner-occupied duplex with a new accessory dwelling unit (ADU)

Rezoning is necessary: because it will bring the duplex into compliance with current zoning standards and allow for the construction of the accessory dwelling unit

Tax Parcel 17-10129-030; 1931 George St. & 1126 Livingston St.

The City Plan Commission will meet to consider such application on **Monday, December 1, 2025, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, December 2, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, December 11, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-1325).

Dated this 10th day of November, 2025.

Nikki M. Elsen, City Clerk City of La Crosse

Published: November 18 & 25, 2025

One (1) Affidavit

CITY CLERK

400 LA CROSSE ST LA CROSSE WI 54601

RETURN SERVICE REQUESTED



US POSTAGE MPITNEY BOWES

JOSIAH A LECLEIR

1216 LIVINGSTON ST LA CROSSE WI 5460

NIXIE

DE 1537

0011/15/25

NMR

BC: 54601337400

*0378-06573-15-19

JECINER ASSP

CITY CLERK 400 LA CROSSE ST LA CROSSE WI 54601

RETURN SERVICE REQUESTED



US (4) ZIP 02 000



LINDA A VALE, ZACHARY F GAUGUSH

1919 WOOD ST LA CROSSE WI 54603

* 553 DDE 153782412211/14/
FORWARD TIME EXP RTN TO SEND
GAUGUSH ZACHARY F
1923 WOOD ST
LA CROSSE WI 54603-2147

INT 58 JRCIN**/18**6**83**84 RETURN TO SENDER

Agenda Item 25-1325 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District, allowing for a duplex and the construction of an accessory dwelling unit at 1931 George Street & 1126 Livingston Street.

General Location

Council District 1, located at the southwest corner of the intersection of Livingston and George Streets in the Logan Northside Neighborhood Association as depicted on attached MAP 25-1325. Adjacent uses are all residential, mostly single-family homes but also several duplexes, triplexes, and four units.

Background Information

The applicant is requesting to rezone their property from R1-Single Family to R2-Residence so that the existing duplex will be in compliance with zoning and would then allow them to construct an accessory dwelling unit. (ADU) The existing duplex is considered legal, non-conforming which prohibits the property owner from constructing an ADU because it would be considered "intensifying" a non-conforming use. The applicant states that additional parking would be located on the parcel to accommodate the additional housing unit.

See ADU plans that are attached to the legislation for more information.

Recommendation of Other Boards and Commissions

N/A

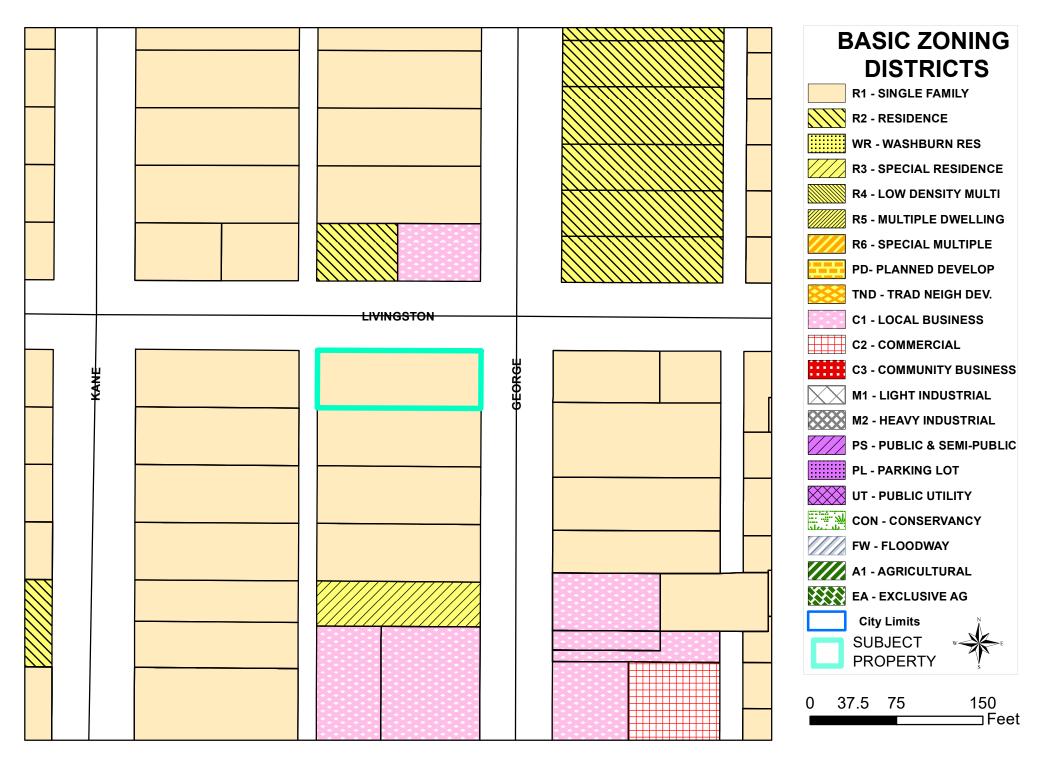
Consistency with Adopted Comprehensive Plan

According to the Land Use Element of "Forward La Crosse", Low-Density Residential, which includes two- and three-unit structures converted from single structures, is "allowable" within the Logan Northside Neighborhood.

Staff Recommendation

The property is already being used as a duplex and the applicant is looking to utilize our recently adopted ADU ordinance. These opportunities to create additional housing units are why we created it. This item is recommended for approval.

Routing J&A 12.2.25





BASIC ZONING DISTRICTS

R1 - SINGLE FAMILY

R2 - RESIDENCE

WR - WASHBURN RES

R3 - SPECIAL RESIDENCE

R4 - LOW DENSITY MULTI

R5 - MULTIPLE DWELLING

R6 - SPECIAL MULTIPLE

PD- PLANNED DEVELOP

TND - TRAD NEIGH DEV.

C1 - LOCAL BUSINESS

C2 - COMMERCIAL

C3 - COMMUNITY BUSINESS

M1 - LIGHT INDUSTRIAL

M2 - HEAVY INDUSTRIAL

PS - PUBLIC & SEMI-PUBLIC

PL - PARKING LOT

UT - PUBLIC UTILITY

CON - CONSERVANCY

FW - FLOODWAY

A1 - AGRICULTURAL

EA - EXCLUSIVE AG

City Limits

SUBJECT PROPERTY



37.5 75 150 Feet



City of La Crosse, Wisconsin

City Hall 400 La Crosse Street La Crosse, WI 54601

Text File

File Number: 25-1326

Agenda Date: 12/2/2025 Version: 1 Status: New Business

In Control: Judiciary & Administration Committee File Type: Ordinance

Agenda Number: 4.

ORDINANCE NO.:							
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Low Density Multiple Dwelling District to the Commercial District, allowing for 610 Hagar Street to be combined with the adjacent parcel of the same zoning.							
THE COMMON COUNCIL of the City of La Crosse do ordain as follows:							
SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Low Density Multiple Dwelling District to the Commercial District on the Master Zoning Map, to-wit:							
Tax Parcel 17-10023-010; 610 Hagar Street							
SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.							
SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.							
Shaundel Washington-Spivey, Mayor							
Nikki M. Elsen, City Clerk Passed: Approved: Published:							



PETITION FOR CHANGE TO ZONING CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

COLIN KLOS - ARCHITECT

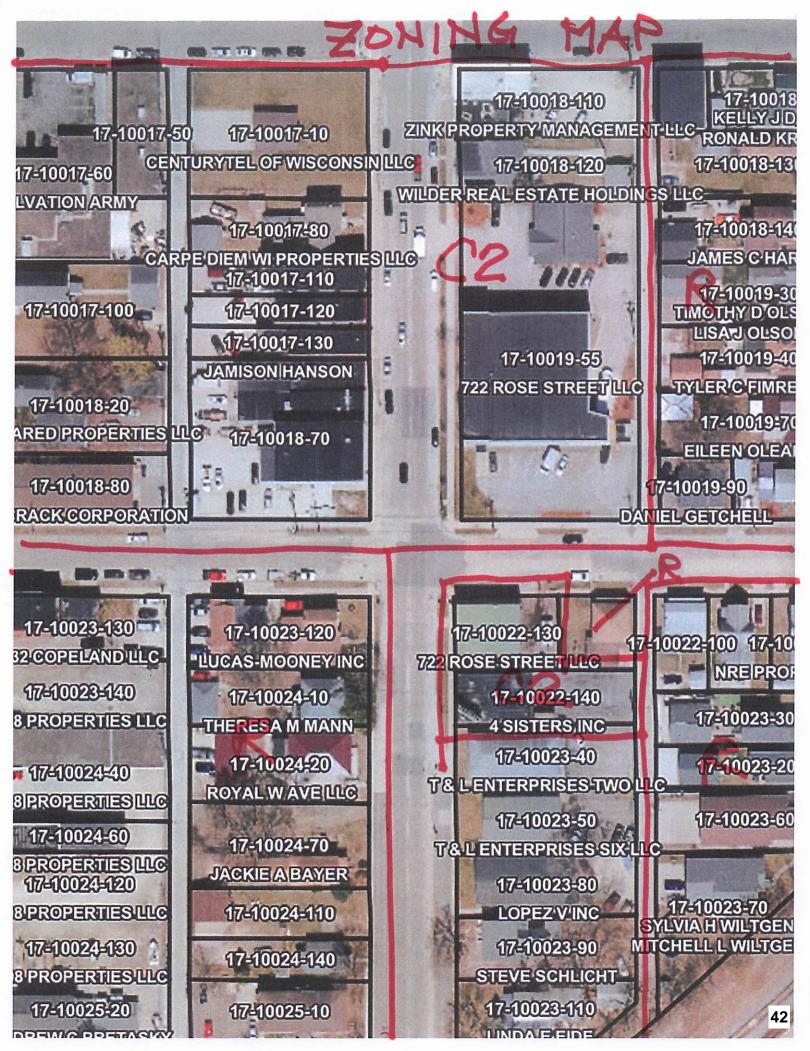
N5560 CTH ZM, SUITE 3 ONALASKA, WI 54650 PHONE: 608-785-2760 CELL: 608-792-6139 EMAIL: colin@mwdesigned.com WEBSITE: midwestshowroom.com

Petitioner (name and address):	WEBSITE: midwestshowroom.co
COLIN H KLOS	
Owner of site (name and address):	
722 Rose Street LLC La Crosse	
Address of subject premises:	01 34003
610 Hagar St	
Tax Parcel No.: 17-10023-010	
Legal Description (must be a recordable legal description; see Requirements):	·
Legal Description (must be a recordable legal description; see Requirements): NORTH LACROSSE LOTS 2 # 3 BLOCK 33 TAKEN FOR ALLEY IN Y127 P234 FEX EX 5 42 FT.	H 82 FT &
Zoning District Classification: R-4 Low Density Multip	le
Proposed Zoning Classification: C-Z Commacia	
Is the property located in a floodway/floodplain zoning district?	Yes XNo
s the property/structure listed on the local register of historic places?	Yes XNo
s the Rezoning consistent with Future Land Use Map of the Comprehensive Pla	
s the Rezoning consistent with the policies of the Comprehensive Plan?	Yes No
Property is Presently Used For:	_
RESIDENTIAL SINGLE FAMILY	
Property is Proposed to be Used For:	
LOCAL BUSINESS SERVICES	
Proposed Rezoning is Necessary Because (Detailed Answer):	*
THE PROPOSEDUSE IS NOT ALL	LOWEN
IN ANR-2 ZOHING AREA.	
Proposed Rezoning will not be Detrimental to the Neighborhood or Public Weanswer):	elfare Because (Detailed
THIS PAREL IS THE R-Z PROPERTY ROSE ST. & THE ALLEY, AND THE ACROSS THE STREET IS ALSO C-2	PROPERTY
roposed Rezoning will not be Detrimental to the City's Long Range Com	ZONED, SEE MAP,
bjectives, Actions and Policies Because (Detailed Answer):	prenensive rian Goals,
THE PROPOSE REZONING, WILL BE A	IAL PROPERTY
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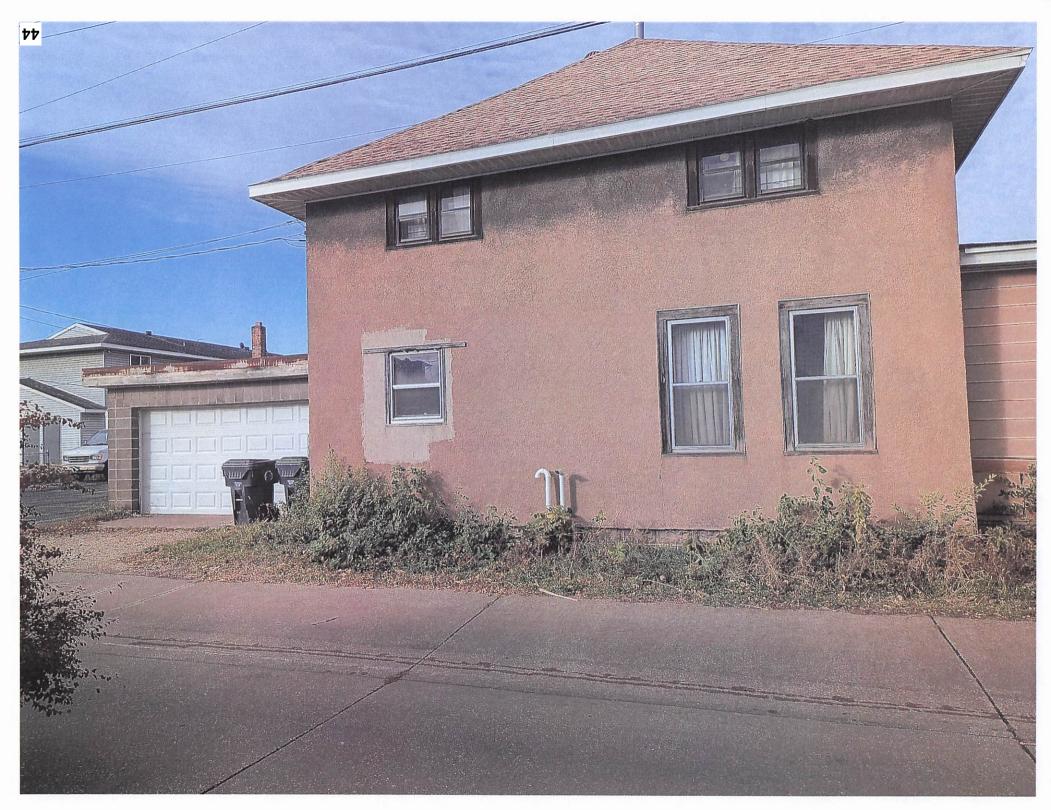
The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the day of
I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.
(signature) 608-780-0350 (telephone) (date) (email)
(email)
PETITIONER SHALL, <u>BEFORE FILING</u> , HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.
Review was made on the day of Nandy, 20 25.
Signed: Director of Planning & Development

AFFIDAVIT

STATE	OF)															
COUNT	TY OF)	SS														
tates:	The und	dersig	ned, _											_	, b	eing	g duly	/ sw	orn
	1.	That of			unders						adult						the	c	City
	2.	That	the u	unders	igned	is (d	one	of	the)	legal	owne	er(s)	of	the	prope	rty	loca	ted	at
	3.	By sig permi	gning t	this aff ict chai	fidavit, nge or	the u	ınde ndme	rsigi ent (ned a	uthor one)	izes th for sai	ie ap id pr	oplic	ation ty.	for a	con	dition	nal u	ise
								(Pr	operty	/ Owne	er	_	>		11	 	-/2	25
	Subscrib	oed an	nd swo	rn to b	efore i	ne th	is		_ da	y of _		, 2	20	•					
	Notary F My Com		on exp	ires															

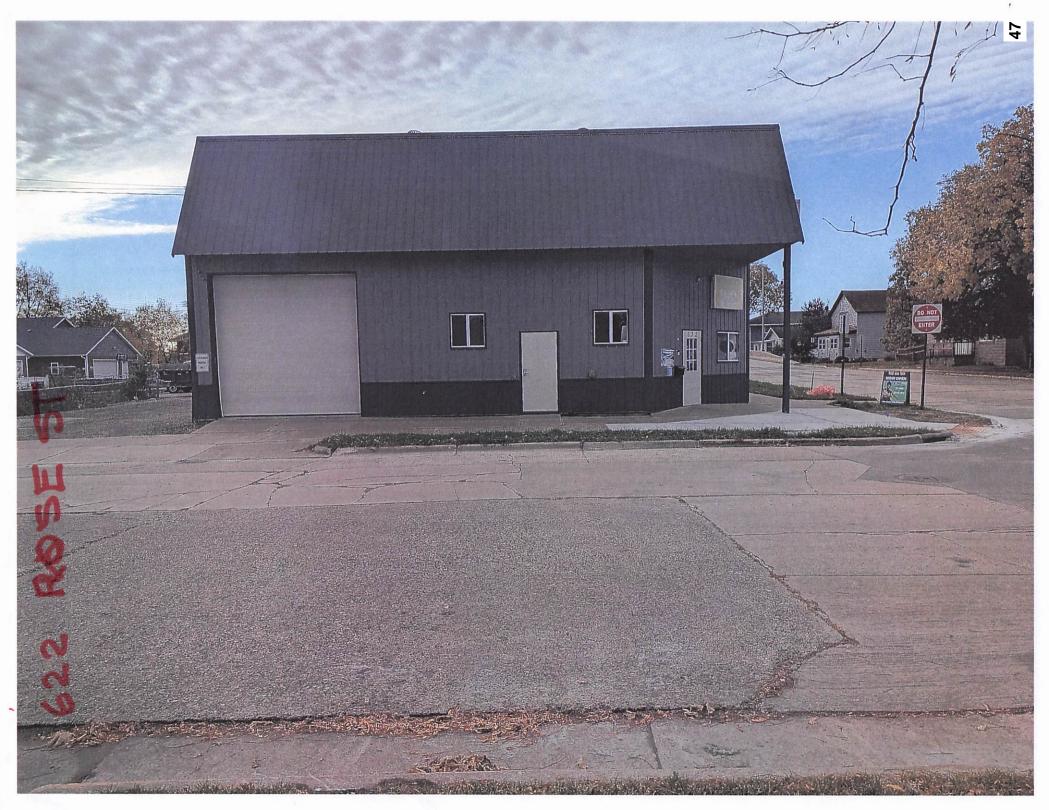






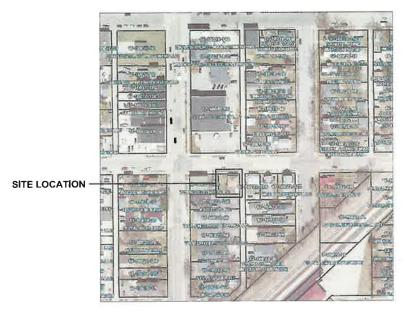




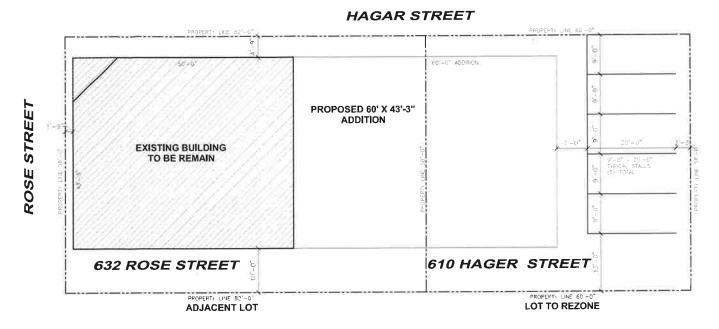




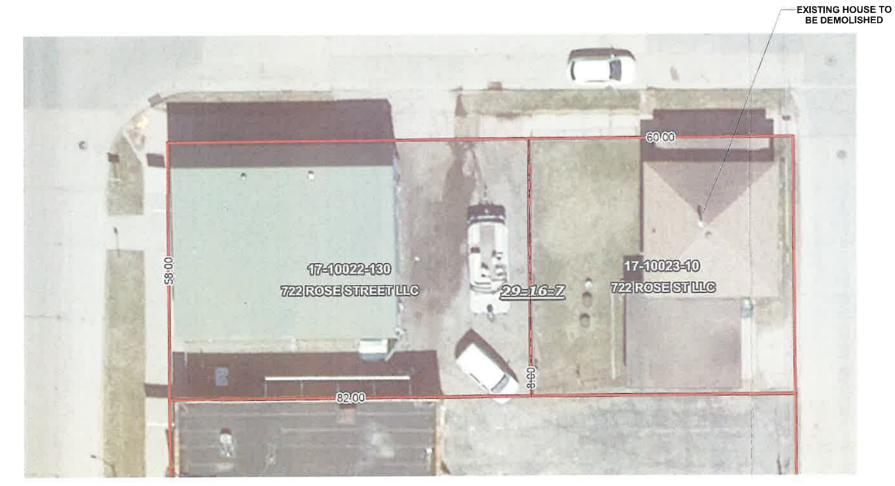












PROJECT SCOPE

- 1) RE-ZONE 610 HAGER STREET TO C-2
- 2) DEMOLISH EXISTING SINGLE FAMILY RESIDENCE @ 610 HAGER STREET
- 3) COMBINE 632 ROSE AND 610 HAGER STREET INTO SINGLE LOT OF 142' X 58' (SAME OWNER OF BOTH PARCELS)
- 4) PROPOSE ADDITION OF 60'-0" X 43'-3" TO EXISTING BUILDING ON 632 ROSE STREET.

STREET CROSSE, WISCONSIN REZONING FOR 610 HAGER STREE No. Description Date SITE PLAN, ENLARGED AREA SITE PLAN AND LOCATION PLAN Project Number: 11/06/25

Checked By

A1

1	ENLARGED	ARFA	SITE	PLAN	,
---	----------	------	------	------	---

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip	
17-10022-140	4 SISTERS INC	630 ROSE ST	N3156 STORANDT PL	LA CROSSE WI 54601	
17-10017-110	717 ROSE STREET LLC	717 & 719 ROSE ST	2518 13TH PL S	LA CROSSE WI 54601	
		613 HAGAR ST			
17-10019-55	722 ROSE STREET LLC	722 ROSE ST	3025 EDGEWATER LN	LA CROSSE WI 54603	
17-10022-130	722 ROSE STREET LLC	632 ROSE ST	722 ROSE ST	LA CROSSE WI 54603	
17-10023-20	ANGELA M PODEVELS	621 CALEDONIA ST	621 CALEDONIA ST	LA CROSSE WI 54603-2907	
17-10022-110	CATHOLIC CHARITIES OF THE DIOCESE OF LACROSSE INC	620 HAGAR ST	3710 EAST AVE S	LA CROSSE WI 54601	
17-10022-40	CP RAIL TAX DEPARTMENT	640 CALEDONIA ST	120 6TH ST S FL 7	MINNEAPOLIS MN 55402	
17-10022-70	CP RAIL TAX DEPARTMENT	620 AVON ST	120 6TH ST S FL 7	MINNEAPOLIS MN 55402	
17-10040-90	CP RAIL TAX DEPARTMENT	520 ROSE ST	120 6TH ST S FL 7	MINNEAPOLIS MN 55402	
17-10019-90	DANIEL GETCHELL	617 HAGAR ST	1810 GEORGE ST	LA CROSSE WI 54603	
17-10023-110	E THOMAS PROPERTIES LLC	602 ROSE ST	PO BOX 3743	LA CROSSE WI 54602	
17-10019-70	EILEEN OLEARY	707 & 709 CALEDONIA ST	707 CALEDONIA ST	LA CROSSE WI 54603	
17-10022-10	GARRETT J KLOETY	630 CALEDONIA ST	630 CALEDONIA ST	LA CROSSE WI 54603	
17-10024-70	JACKIE A BAYER	613 ROSE ST	613 ROSE ST	LA CROSSE WI 54603-2939	
17-10018-140	JAMES C HART	721 CALEDONIA ST	721 CALEDONIA ST	LA CROSSE WI 54603-2618	
17-10017-130	JAMISON HANSON	713 ROSE ST	713 ROSE ST STE 1	LA CROSSE WI 54603	
17-10017-120	JEFFREY D FENNIE, KARLA M FENNIE	715 ROSE ST	1802 KING ST	LA CROSSE WI 54601	
17-10018-70	JEFFREY D FENNIE, KARLA M FENNIE	701, 703, 705, 707 ROSE ST	1802 KING ST	LA CROSSE WI 54601	
17-10024-110	JP RENTAL PROPERTIES LLC	611 ROSE ST	W5059 KEIL COULEE RD	LA CROSSE WI 54601	
17-10024-140	JP RENTAL PROPERTIES LLC	609 ROSE ST	W5059 KEIL COULEE RD	LA CROSSE WI 54601	
17-10023-30	KAREN L DOOLIN, KASHA WEHRS	625 CALEDONIA ST	625 CALEDONIA ST	LA CROSSE WI 54603-2907	
17-10023-80	LOPEZ V INC	610 ROSE ST	5200 MORMON COULEE RD	LA CROSSE WI 54601	
17-10022-100	LORI A HORTON, MARY E HORTON	616 HAGAR ST	809 BREEZY POINT RD	LA CROSSE WI 54603	
		518 HAGAR ST			
17-10023-120	LUCAS-MOONEY INC	629 ROSE ST	518 HAGAR ST	LA CROSSE WI 54603	
17-10020-90	NRE PROPERTIES LLC	706, 708, 710 CALEDONIA ST	1400 PINE ST	LA CROSSE WI 54601	
	NRE PROPERTIES LLC				
17-10022-120	C/O MUNSON REALTY	624 & 626 HAGAR ST	1400 PINE ST	LA CROSSE WI 54601	
17-10025-10	PATH INVESTMENTS LLC	525, 527, 529, 531 ST ANDREW ST	809 GILLETTE ST	LA CROSSE WI 54603	
17-10024-20	ROYAL W AVE LLC	617, 619, 621, 623 ROSE ST	W21819 PLUM CREEK RD	INDEPENDENCE WI 54747	
17-10023-60	SHAUNDEL SPIVEY, MAURICE WASHINGTON JR	617 CALEDONIA ST	617 CALEDONIA ST	LA CROSSE WI 54603	
17-10023-90	STEVE SCHLICHT	604, 606, 608 ROSE ST	729 LA CROSSE ST	LA CROSSE WI 54601	
17-10020-120	STEVEN A RINGLEMAN, TINA RINGLEMAN	702 CALEDONIA ST	702 CALEDONIA ST	LA CROSSE WI 54603	
17-10023-70	SYLVIA H WILTGEN, MITCHELL L WILTGEN	615 CALEDONIA ST	615 CALEDONIA ST	LA CROSSE WI 54603	
17-10023-50	T & L ENTERPRISES SIX LLC	612, 614, 616, 618 ROSE ST	PO BOX 2614	LA CROSSE WI 54602-2614	
17-10023-40	T & L ENTERPRISES TWO LLC	620, 622, 624, 626 ROSE ST	PO BOX 2614	LA CROSSE WI 54602-2614	
17-10024-10	THERESA M MANN	627 ROSE ST	627 ROSE ST	LA CROSSE WI 54603-2939	
17-10019-30	TIMOTHY D OLSON, LISA J OLSON	719 CALEDONIA ST	719 CALEDONIA ST	LA CROSSE WI 54603-2618	
17-10019-40	TYLER C FIMREITE	713 CALEDONIA ST	713 CALEDONIA ST	LA CROSSE WI 54603-2618	
17-10020-80	VIRGIL BROWN, LISA BROWN	712 CALEDONIA ST	712 CALEDONIA ST	LA CROSSE WI 54603-2642	
17-10019-80	WILLIAM M BREIDEL	701 CALEDONIA ST	526 OAK AVE S	ONALASKA WI 54650	

Properties within 300 feet of 17-10023-10 (610 Hagar St.).

 Owner
 722 ROSE ST LLC
 610 HAGAR ST
 722 ROSE ST
 LA CROSSE WI 54603

 COLIN KLOS, ARCHITECT

 Petitioner
 MIDWEST DESIGN & DEVELOPMENT LLC
 N5560 CTH ZM STE 3
 ONALASKA WI 546505



NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Low Density Multiple Dwelling District to the Commercial District, allowing for 610 Hagar Street to be combined with the adjacent parcel of the same zoning.

Property is presently: single family residence

Property is proposed to be: razed and combined with adjacent lot for expansion of building on adjacent lot at 632 Rose Street

Rezoning is necessary: because it will allow for the lot to be combined with the adjacent lot of the same zoning

Tax Parcel 17-10023-010; 610 Hagar Street

The City Plan Commission will meet to consider such application on **Monday, December 1, 2025, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin (public speaking on such application is allowed).

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday**, **December 2**, **2025**, **at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council** on **Thursday, December 11, 2025, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may appear at public hearings either in person, by agent, or by attorney, and may express their approval or objection, or file a letter in the office of the City Clerk.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 25-1326).

Dated this 11th day of November, 2025.

Nikki M. Elsen, City Clerk City of La Crosse

Published: November 18 & 25, 2025

One (1) Affidavit

Agenda Item 25-1326 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Low Density Multiple Dwelling District to the Commercial District, allowing for 610 Hagar Street to be combined with the adjacent parcel of the same zoning.

General Location

Council District 2, located near the southeast corner of the intersection of Rose and Hagar Streets in the Lower Northside and Depot Neighbors Neighborhood Association as depicted on attached MAP 25-1326. Adjacent uses include the low-density residential to the east, commercial and low-density residential to the south, low-density residential to the west and commercial to the north.

Background Information

The applicant, and owner of the adjacent property to the west, is requesting to rezone the subject property from the R4- Low Density Multiple zoning district to the C2-Commerical zoning district in order to demolish the existing single-family residential structure, combine the parcels, expand the existing commercial building and add off-street parking off of the alley.

See site plan attached to the legislation for more information.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

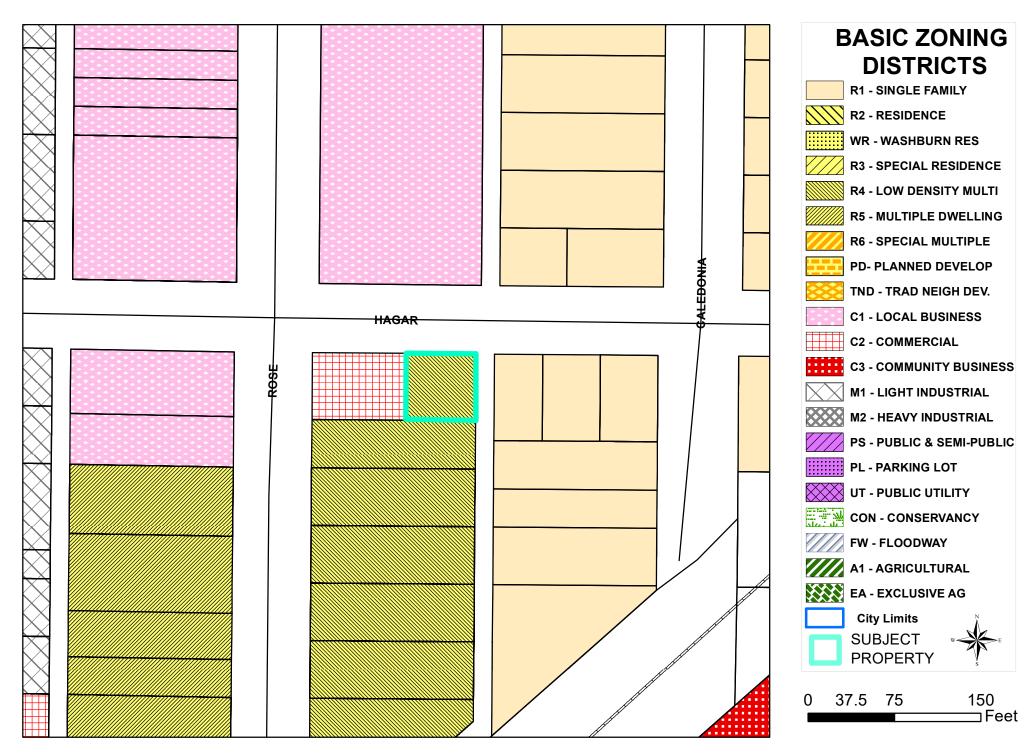
According to the Land Use Element of "Forward La Crosse" the subject parcel is located within the C3-Highway Route 53 Corridor. "Commercial" is a desirable land use within this area. Additional guidance directs people to the adopted Highway 53 Corridor Plan.

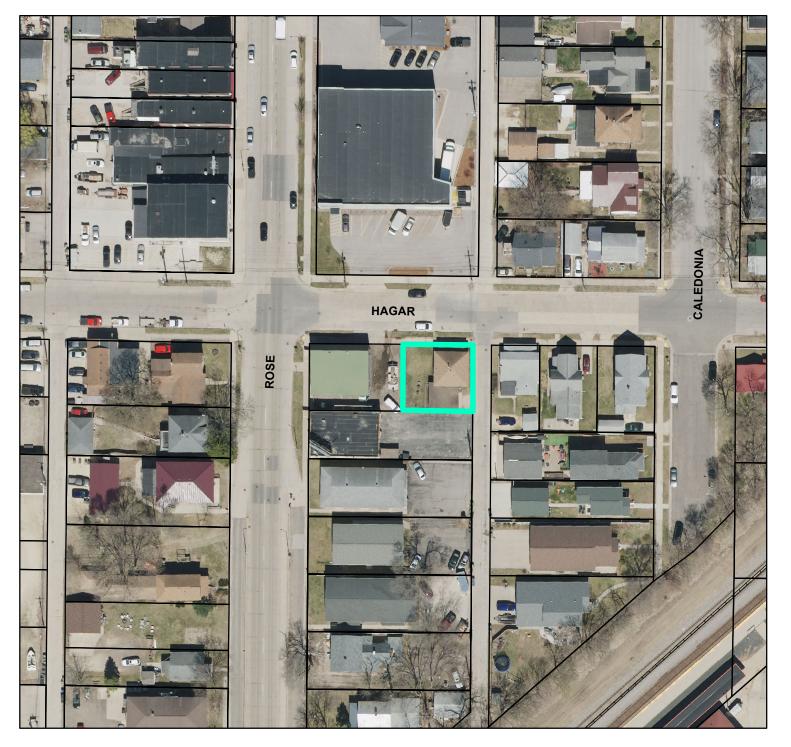
To grow and enhance the corridor as a location for people and businesses is the #1 goal in the adopted Highway 53 Corridor Plan.

Staff Recommendation

While staff typically does not support the elimination of single-family structures, its removal for expansion of an existing business in this location is supported by our adopted plans. This item is recommended for approval.

Routing J&A 12.2.25





BASIC ZONING DISTRICTS









C2 - COMMERCIAL

C3 - COMMUNITY BUSINESS

M1 - LIGHT INDUSTRIAL

M2 - HEAVY INDUSTRIAL

PS - PUBLIC & SEMI-PUBLIC

PL - PARKING LOT

UT - PUBLIC UTILITY

CON - CONSERVANCY

FW - FLOODWAY

A1 - AGRICULTURAL

EA - EXCLUSIVE AG

City Limits

SUBJECT PROPERTY



37.5 75 150 Feet



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: 5.



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 - <u>City of La Crosse Launches Zoning Survey to Gather Input on Future Development and</u> Neighborhood Character

March 20, 2025 - <u>La Crosse Housing Week Returns! April 28 – May 3, 2025: Join the Conversation on the Future of Housing</u>

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 - Time 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



- Feb 17, 2025 (Around River City Online Print) <u>La Crosse Seeks Community Input for Zoning</u> 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) <u>La Crosse organizations to launch first-ever La Crosse Housing Week April 28 to May 3</u>
- 6. April 21, 2025 (Yahoo News) <u>La Crosse organizations to launch first-ever La Crosse Housing</u>

 Week April 28 to May 3
- Apr 23, 2025 (La Crosse Tribune) <u>Housing Week aims to engage La Crosse on affordable</u> 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) <u>City of La Crosse is seeking input on future development and neighborhood character</u>
- 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 - <u>The Forum: La Crosse Housing & Zoning Changes</u>

April 30, 2025 - <u>Zoning & Beyond: Forward La Crosse</u> - La Crosse Public Library Main Branch

May 1, 2025 - <u>Zoning & Beyond: Forward La Crosse</u> - 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.



City of La Crosse, Wisconsin

PROJECT TEAM:

Claire Stickler, Project Manager MSA Professional Services cstickler@msa-ps.com

Emily Soderberg, Engagement Manager MSA Professional Services esoderberg@msa-ps.com

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 lowdensity 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.,



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

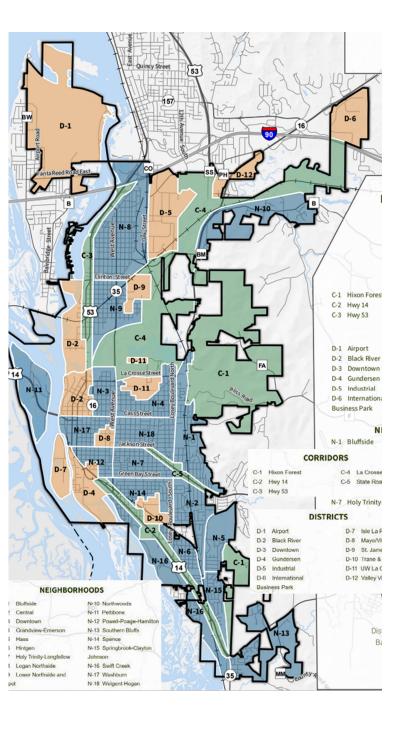
These will primarily take place throughout June.

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

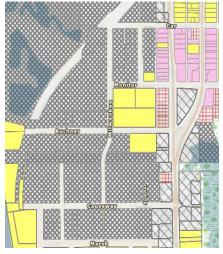
D-1 Airport and D-12 Valley View Mall not included



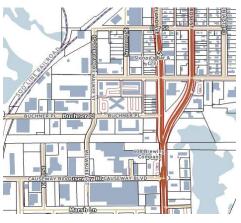
Built Form Study | Plate D-2: Black River

NDC Framework: District





Urban Pattern



Built Form Examples









- 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

D-4

Urban Pattern



Built Form Examples





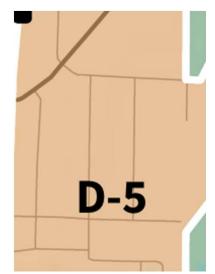


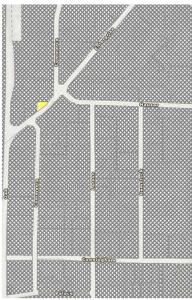
- Existing zoning: Public and Semi-Public & PD Planned Development
- Character area: Campus/medical
- Key intersection: South Ave & 7th St
- Parcel pattern: Large irregular lots abutting an access road on at least one edge; Main hospital is 50 ft from road,
- Scale: 5-7 story medical buildings and residential 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, 90foot ROW width for South Ave with 10foot 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)



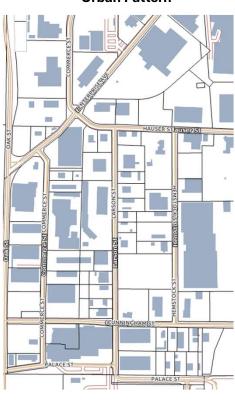
Built Form Study | Plate D-5: Industrial

NDC Framework: District





Urban Pattern



Built Form Examples





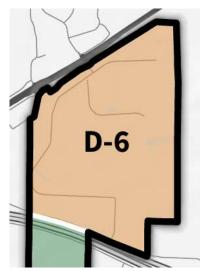


- Existing zoning: M2 Heavy Industrial
- Character area: Industrial large lot
- Key intersection: Oak St & Enterprise Ave
- Parcel pattern: Large irregular lots fronting Enterprise Ave and side streets
- Scale: Large floor plate buildings not exceeding 100 feet in height
- Yards: Shallow setbacks from 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







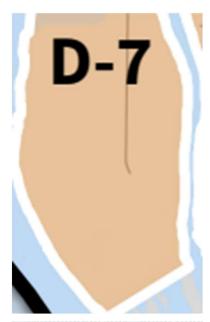


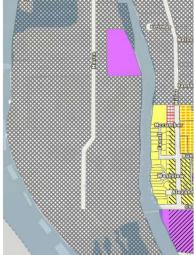
- Existing zoning: PD Planned Development
- Character area: Industrial large lot
- Key intersection: WI-16 & Berlin Dr
- Parcel pattern: Large irregular lots fronting Berlin Dr
- Scale: Large floor plate buildings not exceeding 2-3 stories
- Yards: Buildings with parking behind/beside have shallow setbacks 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







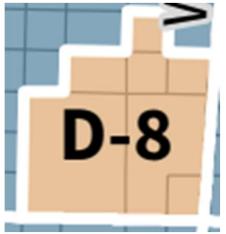


- Existing zoning: M2 Heavy Industrial & Public & Semi-Public
- Character area: Industrial large lot
- Key intersection: N/A
- Parcel pattern: Large irregular lots fronting Marco Dr
- Scale: Large floor plate 1-4-story buildings
- Yards: Buildings on streets off Marco Dr setback 10-20 feet from ROW (parking 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



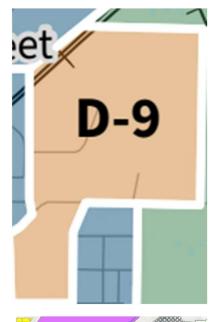


- Existing zoning: PS Public and Semi-Public, C1 Local Business
- Character area: Campus/medical & educational
- Key intersection: West Ave & Jackson St, West Ave & Market St
- Parcel pattern: Large rectangular lots fronting side streets abutting an access road on at least one edge; large commercial 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 6foot sidewalks on both sides; 65-70-foot ROW on other roads in district with 6foot 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)

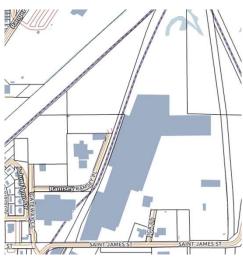


Built Form Study | Plate D-9: St. James Industrial

NDC Framework: District



Urban Pattern



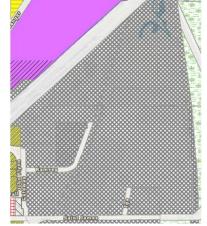
Built Form Examples







- 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

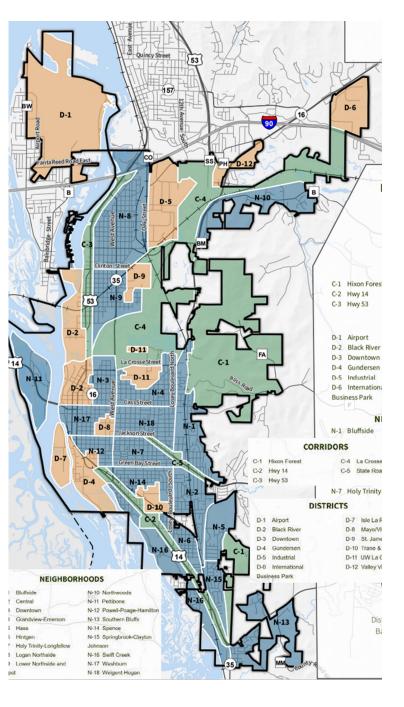






- Existing zoning: Public and Semi-Public
- Character area: Campus/educational
- Key intersection: La Crosse St & East Ave, La Crosse St & Losey Blvd
- Parcel pattern: Large rectangular lots abutting an access road on at least one edge; most lots are 300-370 feet deep
- Scale: 2-5 story academic buildings 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.

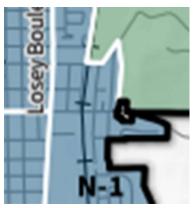
Neighborhoods

- 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







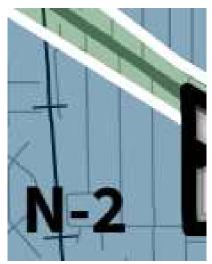


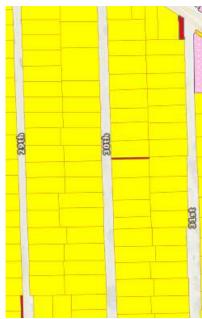
- Existing zoning: R1 Single Family
- Character area: contemporary neighborhood
- Key intersection: Losey Blvd & State St
- Parcel pattern: Residential lots in warped-grid layout and cul-de-sacs; most lots are 60-100 feet wide and <0.5 acres
- Scale: 1-2 story single-family buildings
- Yards: 35-foot 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 12foot road verges; roads have no sidewalks
- · Service Drive: Front-loaded
- Bluffside Tavern embedded in the SF neighborhood



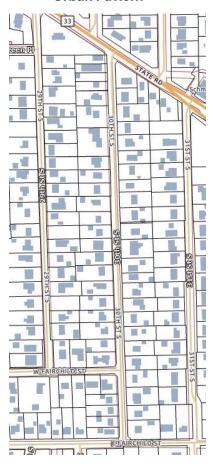
Built Form Study | Plate N-2: Central

NDC Framework: Neighborhoods





Urban Pattern



Built Form Examples









- 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







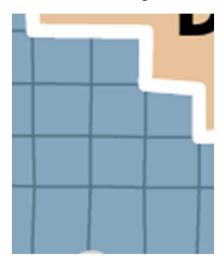


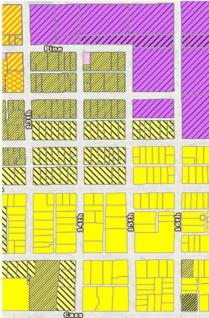
- Existing zoning: R1 Single Family
- · Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots with alley access in rear; most lots are 30-50 feet wide and 140-150 feet deep
- Scale: 1-3 story multi-tenant rental homes; 1-2 story single-family homes
- 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









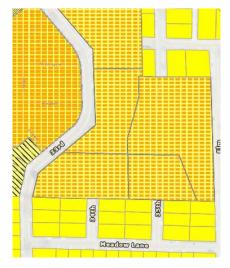
- Residence, R5 Multiple Dwelling, C1 Local Business, TND Traditional Neighborhood Development
- Character area: Student housing and neighborhood retail/restaurants
- · Key intersection: State St & Campbell Rd
- Parcel pattern: Small rectangular lots with alley access in rear; most lots are 50-60 feet 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.



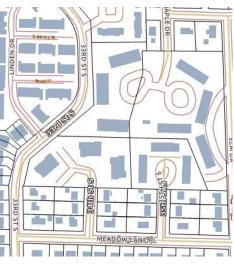
Built Form Study | Plate N-5: Hass

NDC Framework: Neighborhoods





Urban Pattern



Built Form Examples









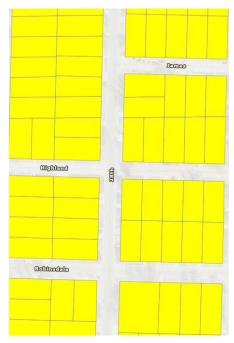
- Existing zoning: PD Planned Development
- Character area: Comtemporary neighborhood
- Key intersection: N/A
- Parcel pattern: Large multi-structure lots fronting public/private roads and surface parking lots
- Scale: 2-story multi-family residential buildings and twinhomes
- Yards: 15-20 foot structure 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



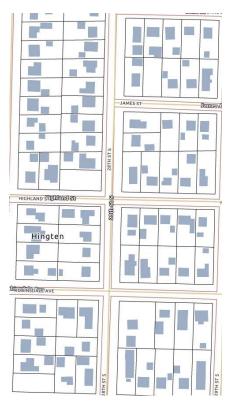
Built Form Study | Plate N-6: Hingten

NDC Framework: Neighborhoods





Urban Pattern



Built Form Examples









- 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



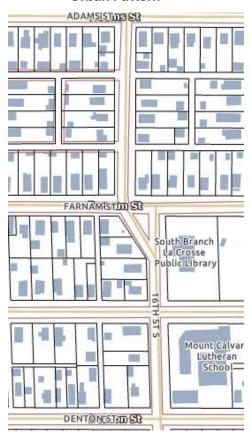
Built Form Study | Plate N-7 : Holy Trinity-Longfellow

NDC Framework: Neighborhoods





Urban Pattern



Built Form Examples







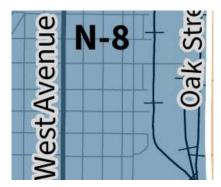


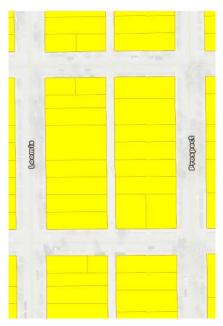
- Existing zoning: R1 Single Family, R2 Residence, PS Public and Semi-Public
- Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots that are 50 feet wide and 130-170 feet deep
- Scale: 1-2 story single-family buildings
- Yards: 15-foot front yard setback (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.



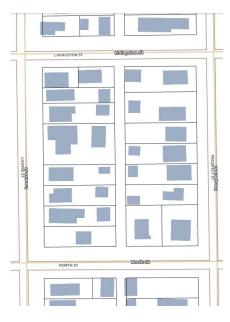
Built Form Study | Plate N-8: Logan Northside

NDC Framework: Neighborhoods





Urban Pattern



Built Form Examples









- · 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.



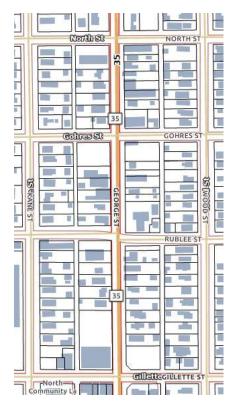
Built Form Study | Plate N-8.1: Logan Northside (George St Commercial)

NDC Framework: Neighborhoods





Urban Pattern



Built Form Examples









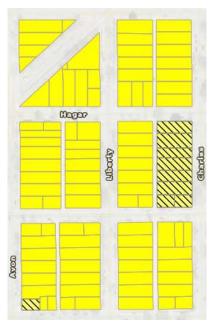
- · Existing zoning: C1 Local Business
- Character area: Traditional shopping street
- Key intersection: George St & Gillette St
- Parcel pattern: incremental, small lot typically alley loaded; some curb cuts from George; common residential lots are 50 feet wide; some residential lots measure 30 feet 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.



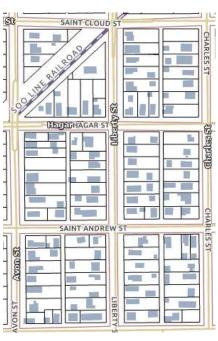
Built Form Study | Plate N-9: Lower Northside and Depot

NDC Framework: Neighborhoods





Urban Pattern



Built Form Examples







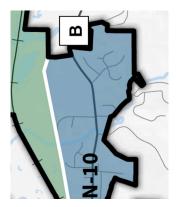


- Existing zoning: R1 Single Family, R2 Residential
- · Character area: Traditional neighborhood
- Key intersection: Hagar St & Avon St
- Parcel pattern: Small rectangular lots with alley access in rear; most lots are 40-55 feet wide and 140 feet deep; some lots are divided width-wise with depths of 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









- 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



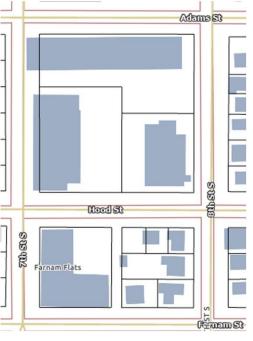
Built Form Study | Plate N-12: Powell-Poage Hamilton

NDC Framework: Neighborhoods





Urban Pattern



Built Form Examples







- 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 singlefamily 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)



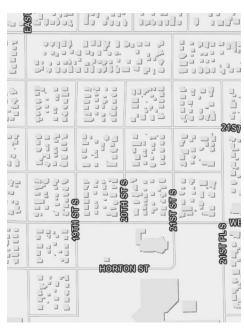
Built Form Study | Plate N-14: Spence

NDC Framework: Neighborhoods





Urban Pattern



Built Form Examples







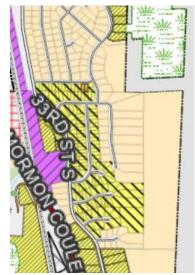
- Existing zoning: R1 Single Family
- · Character area: Traditional neighborhood
- · Key intersection: N/A
- Parcel pattern: Small rectangular lots that are 50-60 feet wide and 100-130 feet deep from ROW line
- Scale: 1-2 story single-family buildings
- Yards: 15-25 front yard setback (from sidewalk, 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

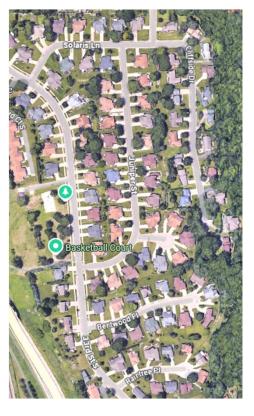




Urban Pattern



Built Form Examples



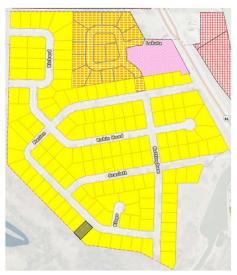
- Existing zoning: N/A
- Character area: contemporary neighborhood
- Key intersection: 33rd St S and Solaris
- Parcel pattern: 85 ft wide lots typical
- Scale: 1 story; some taller
- Yards: 25 foot front yard setback (from front property line)
- Parking: Driveways accessible from streets; parallel parking 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









- 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 Pl 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: 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-17: Washburn

Winnebego

Contention

8

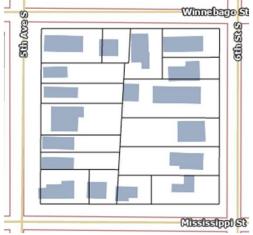
NDC Framework: Neighborhoods



8

Urban Pattern





Built Form Examples









- 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 cass Street Market St MARKET ST Jackson Street Winnsbaro WINNEBAGO ST Market Winnebego Mississippi St MISSISSIPPL ST Contented

Built Form Examples









- 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

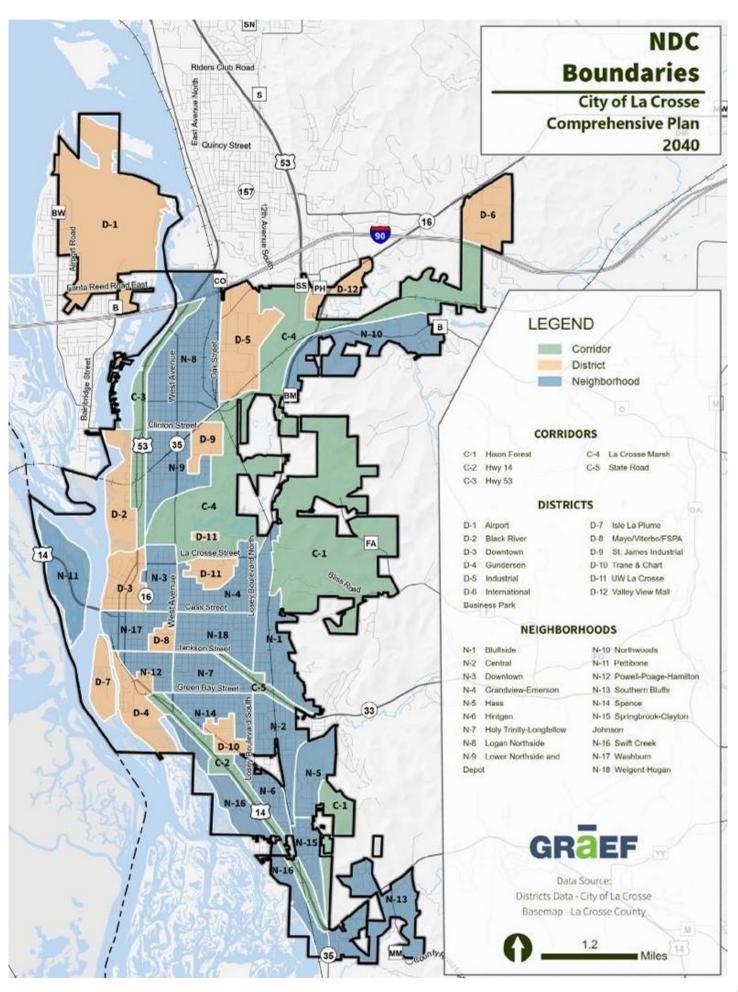
The intent of the NDC Framework model is to encourage walkable, compact communities that are rich with amenities and celebrate the history of the built environment and the preservation of natural features, all while respecting the fabric of communities. NDC proposes three fundamental classifications 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

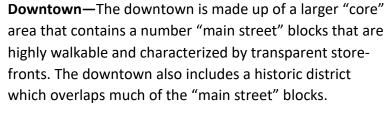
Physical features: wide lots, 1-2 stories in height, generous setbacks with parking common in front of the entrance



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





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 area 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 operationa 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 area 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 flats 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.







"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





Surface parking



Structured parking



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.

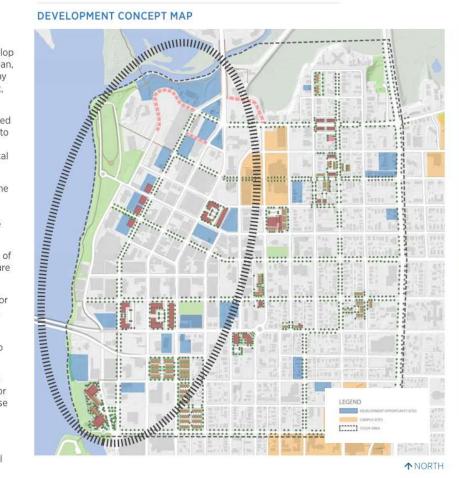


Character Areas: Downtown Development Opportunities

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.

- 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.
- 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.
- 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.
- La Crosse River Area. Sites near the La Crosse River can become prime for development by connecting La Crosse Street to Front Street.
- Salvation Army. A redevelopment concept for a block that straddles the core of downtown and traditional neighborhood.







Character Areas: Downtown Core/Frontage & Parking





Active building frontage



Blank building wall



Surface parking



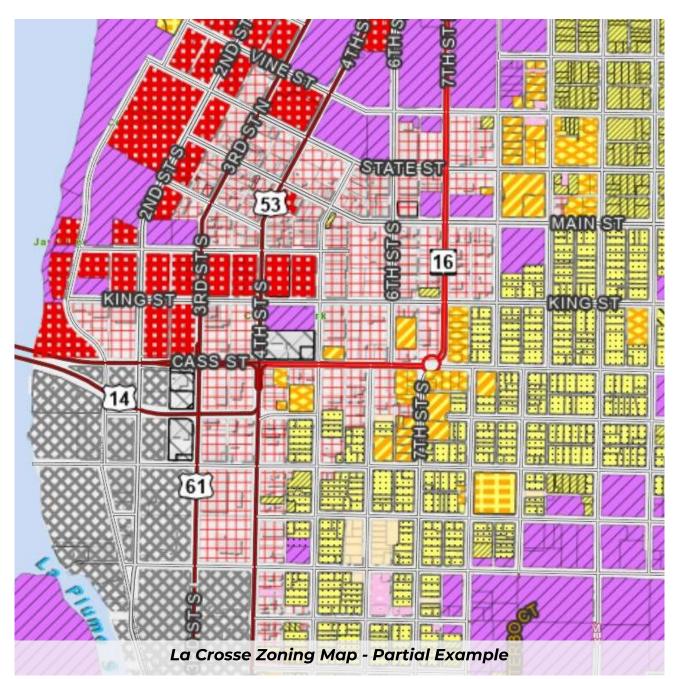
Structured parking

Zoning 101



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:

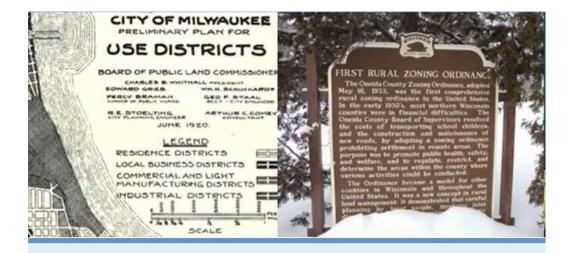
- Protecting public health, safety and general welfare.
- Promoting desirable patterns of development.
- Separating incompatible land uses.
- Maintaining community character and aesthetics.
- Protecting community resources such as farmland, woodlands, groundwater, surface water, and historic and cultural 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	15	6	7	8	9	10	11	12	13	14	2026	16	17	18	19	20	21
1	Nov	***	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan		Mar	Apr	May	Jun	Jul
Project Kickoff		⊕ Dec	18															1			
P1 Review Plans/Conditions																					
Review Plans & Policies																					
Technical Memo 1																					
Document Conditions													8								
Technical Memo 2													8							1	
P2 Analyze & Recommend																					
Diagnose																					
GIS Analysis																					
Technical Memo 3			1			N 76										10					
Recommendations			Ų.		Î	este.				Ì				0.	2				1		
Technical Memo 4			-	e .										-							
Annotated Outline				7			i-								-						
P3 Codify & Adopt						0.01															
Districts & Standards																					
Subdivision Regs.						9.0															
Review Draft																					
Final Draft																				-	
Adoption Process																					
P4 Outreach & Participation																					
Public Meetings							\Q				\Diamond					\Q					
Stakeholder Meetings							000				000					∞					
Media Company Coor.			I			_						-	_	_	_		_	_	-		
P5 Meetings & Management																					
Staff Coordination						100ml			-							-				_	
Dept Working Group				A COLOR																	
Steering Committee (PC)				(1)		0			(2)			0			(1)						
Common Council											0										
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.

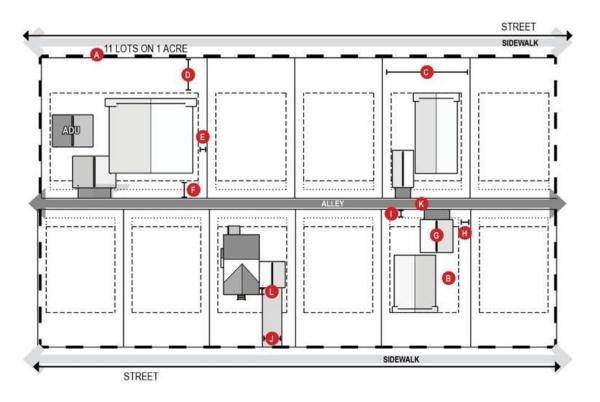
Corridors:

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.

Refer to the 2040 Comprehensive Plan: https://www.cityoflacrosse.org/home/showpublisheddocument/7655/638345999839030000

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

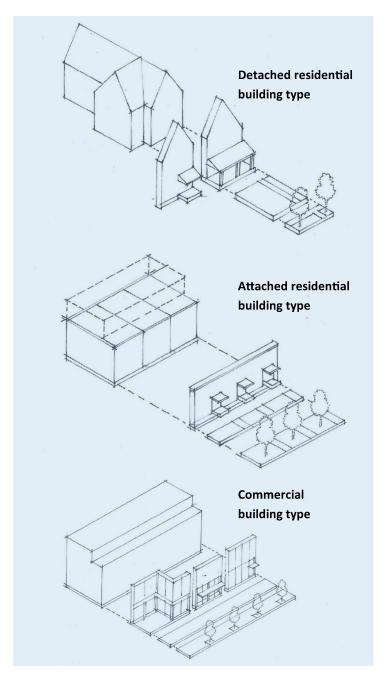
G: Accessory building

H/I: Parking setback

J: Driveway width

K: Alley width

L: Garage stepback from main house



Possible Housing Types





Encrepreneurial adaptations to an existing home that diversify housing options or generate an income.















ATTACHED ADU

DETACHED ADU

SHARED HOUSE

GUEST SUITE

GUEST HOUSE

HOUSE ON WHEELS

FLEX SHED

COMMERCIAL INCUBATION

Low-cost ways to grow and validate an earlystage business.





MARKET TENT











HOME OFFICE / WORKSHOP

PUSH CART

TRAILER

TRUCK

TEMPORARY EVENT

POP-UF SHOP

















TOWNHOUSE

KIOSK

MIDDLE

HOUSING Multi-unit residential buildings that blend well with detached homes.







SKINNY HOUSE





APT HOUSE (RENO)

COTTAGE



SEMI-DETACHED







STACKED DUPLEX



SIDE-BY-SIDE DUPLEX



FRONT-BACK DUPLEX





SHOPHOUSE (GRANDFATHERED)

HOME CONVERSION





SMALL APT

STACKED FLATS



WALK-UP APT



ALLEY TOWNHOUSES







LIVE/WORK

MAINSTREET LITE

MAINSTREET (GRANDFATHERED)



SHOP



MULTI-TENANT COMMERCIAL

COURTYARD APT



SMALL MAINSTREET MIXED



LARGE MAINSTREET MIXED

1-3 storeys, mixed-use or





BOOTLEG SHOPHOUSE









DUPLEX COURT



COTTAGE SQUARE



PARKING LOT MARKET

STEP BUILDINGS Small-scale Time-enhanced Entrepreneurial Purposeful Developed to Green Jetman and the temperated Development Allique.

BOOTLEG TRIPLEX

DETACHED TRIPLEX

GUEST VILLAGE

DOUBLE DUPLEX

⁷ 111

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:

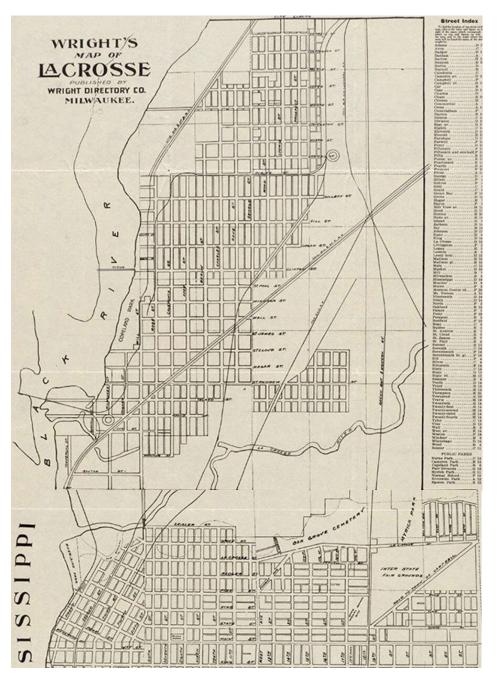
- Address health and safety issues such as stormwater runoff and emergency access.
- Ensure new development is adequately served by public facilities such as roads and parks.
- Provide for the efficient placement and delivery of public services and facilities.
- Promote neighborhood designs that meet 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, <u>or</u> 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)

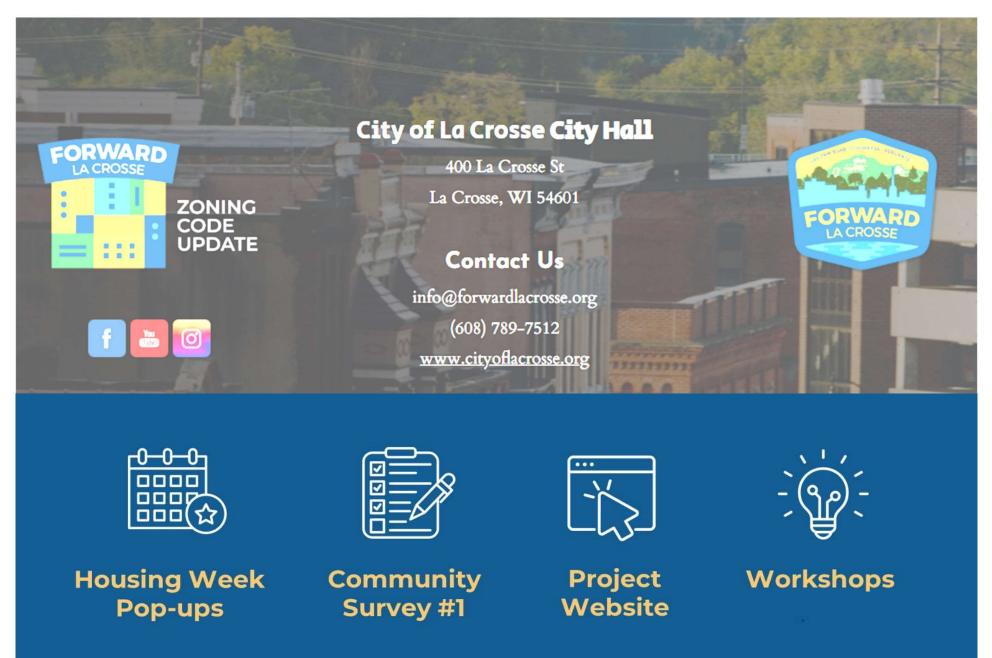
Local "Land Division" – local ordinances may be more restrictive than the state definition with regard to the number or size of lots regulated. This publication will generally use the term "land division" to refer to all such developments.

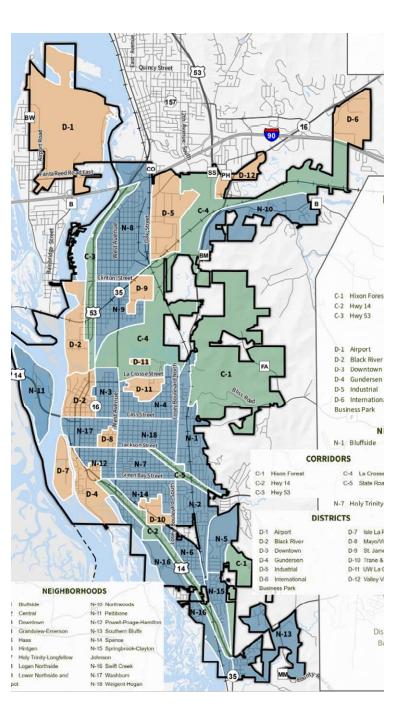
Wis. Stat. § 236.45



Contact Information







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







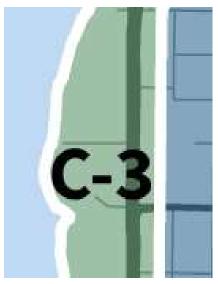


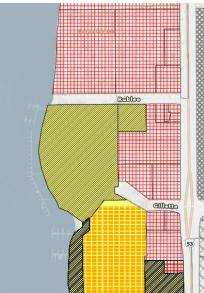
- Existing zoning: C2 Commercial
- Character area: Commercial Corridor
- Key intersection: US-14 & Ward Ave/S East Ave
- Parcel pattern: Large irregular lots fronting US-14 & Ward Ave/S East Ave
- Scale: Standalone 1-story commercial structures
- Yards: Deep setback for commercial buildings; large surface 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 9foot 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:



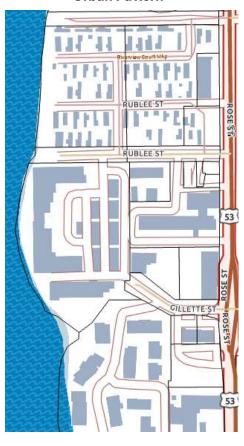
Built Form Study | Plate C-3: Highway 53

NDC Framework: Corridor





Urban Pattern



Built Form Examples









- Existing zoning: C2 Commercial, R5 Multiple Dwelling, PD Planned Development
- · Character area: Urban mixed
- Key intersection: US-53 & Gilette St
- Parcel pattern: Irregular lots fronting US-53 and side streets
- Scale: 1 story manufactured homes and retail, 2 story hotels, townhomes; multifamily 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 9foot 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







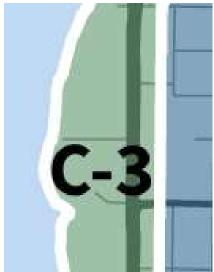


- Existing zoning: C2 Commercial, C1 Local Business
- Character area: Commercial corridor
- Key intersection: US-53 & W George St
- Parcel pattern: Large lots fronting US-53
- Scale: 1 story strip mall and standalone commercial buildings; commercial structures tend to have flat roofs and tall pylon signs 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)

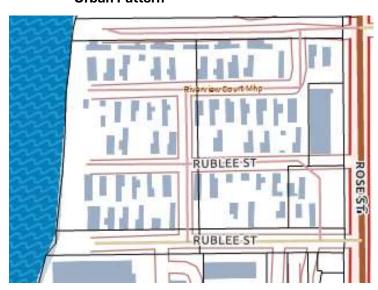


Built Form Study | Plate C-3.2: Highway 53

NDC Framework: Corridor



Urban Pattern



Built Form Example



- Existing zoning: R5 Multiple Dwelling,
- · Character area: Modular neighborhood
- Key intersection: US-53 & Gilette 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 9foot 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



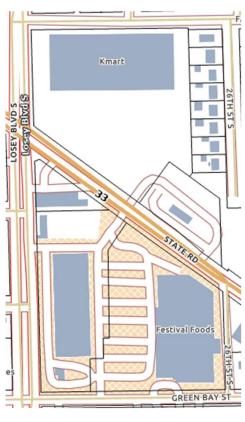
Built Form Study | Plate C-5 : State Rd

NDC Framework: Corridor





Urban Pattern



Built Form Examples









- 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 I 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.

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-1Commercial District: C-2Community 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, onstreet 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.

Attachments

Attachment 2.1 - Summary Table of Dimensional Standards (in-progress)

Attachment 2.1: Summary of Dimensional Standards (in progress)

Attachment 2.1: Summary of Dimen									
Residential	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	400 sf/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							
		TOC III C							
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
paole di ce nontage		HORE	mar. 55 ic		IIII OO IL	Horic		111111111111111111111111111111111111111	
court width not to exceed							24 ft	24 ft	
Court Width Not to CACCCO							2410	2410	
architectural control								<u> </u>	Design Rev Bd.
dichitectulareonit of									Design Nev bu.
							<u> </u>	+	
	Local	Commercial	Community		tinhe	Heavy	1	1	
Business/Commerical & Industrial	C-1	C-2	C-3		Light M-1	Heavy M-2			
lot area	none	C-2	none		none	none			
		100 ft	160 ft		100 ft	100 ft			
height	45 IL	10010	10011		100 10	35 ft			-
dwelling height									
side yard		none/6ft	none/6ft		none/6ft	none/6ft			-
side yard: residence or multiple dwelling	6 ft 20 ft	6 ft	0 ft/or 6 ft no less than 9 ft		no less than 0 ft	no less than 9 ft	-		-
rear yard	20 π 10 ft x 30 ft	no less than 9ft			no less than 9 ft	no less than 9 πt		+	
outer courts (min)		10 ft x 30 ft	na		10 ft x 30 ft	-	-		-
inner courts (min) lot area per family (8 ft x 16 ft 1000 sf	8 ft x 16 ft 1000 sf	na na		8 ft x 16 ft	8 ft x 16 ft 2500 sf	-	+	-
Exceptions	1000 51	1000 51	110			2300 Si	 	+	+
слесрого							 	 	+
						<u> </u>	 	+	+
							 	 	+
							<u> </u>	<u> </u>	
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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.



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?	
O Under 18	O 45-54
O 18-24	O 55-64
O 25-34	○ 65+
35-44	O Prefer not to answer

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: 1 Own 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)	2. How do you identify your race and/or ethnicity? Select all that apply.
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)	☐ Native American/Alaska Native
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)	Asian/Asian American
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)	☐ Black/African American
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)	Hispanic/Latino
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)	Native Hawaiian or other Pacific Islander
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)	White
* 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)	Prefer not to say
☐ I'm a renter ☐ I own my home (owner-occupied) ☐ I own rental property (landlord)	Other, or prefer to self-describe:
☐ I'm a renter ☐ I own my home (owner-occupied) ☐ I own rental property (landlord)	
	I own rental property (landlord)



4. How long have you lived in the City of La	Crosse?
C Less than a year	○ 11-20 years
○ 1-5 years	O 21+ years
○ 6-10 years	O I do not live in La Crosse.
5. How long have you lived in your current r	residence?
C Less than a year	○ 11-20 years
1-5 years	O 21+ years
○ 6-10 years	
Other (please specify)	

	what type of dwelling do you live?
\bigcirc	Detached (single-dwelling) home
\bigcirc	2-unit Building or Duplex
\bigcirc	3-4 unit Building
\bigcirc	5-19 unit Building
\bigcirc	20+ unit Building
\bigcirc	Accessory Dwelling Unit (secondary unit in or outside of the principal structure)
\bigcirc	Shelter/transitional facility
\bigcirc	Assisted living/other group facility
\bigcirc	Unhoused
\bigcirc	Other (please specify)
	ow do the members of your household park their personal vehicles at your dence?
	dence?
	I don't own a vehicle.
	I don't own a vehicle. Outside in a parking lot or driveway.
	I don't own a vehicle. Outside in a parking lot or driveway. Inside a garage structure.
	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,



8. Do you think La Crosse has enough of the following housing types?

	Not enough	Right amount	Too much
Freestanding single- dwelling houses	\bigcirc	\circ	\bigcirc
Two-unit building (Twinhome/Duplex)	\bigcirc	\bigcirc	\bigcirc
3-4 unit building (Triplex/Quadplexes)	\bigcirc	\circ	\bigcirc
Townhomes/Row housing	\bigcirc	\bigcirc	\bigcirc
Multi-building complex (multiple 3- 19 unit buildings in a group or cluster on one property)			
Apartment/condo building with 4-19 units	\bigcirc		\bigcirc
Apartment/condo building with 20+ units	\circ	\circ	\circ
Units above commercial uses (mixed-use buildings)	0		

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Create screening when adjacent to lower-intensity residential uses.	0	0	0	0	0
Provide outdoor common areas for the residents.	\bigcirc	\bigcirc	\bigcirc	\bigcirc	\circ
Be situated closer to the street than they typically are today.	0	\circ	0	\circ	0
Maximize the use of the lot area.	\bigcirc	\bigcirc	\circ	\circ	\bigcirc
Locate parking in well-screened areas behind the building or in a garage structure.	0	0	\bigcirc	0	0
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.					
Set back the top stories of the building to better improve compatibility with surrounding neighborhoods.	0	0		0	0

garages look better than front entry garages. It is acceptable for a garage to be the prominent feature of a residence from the street. Alleyways should be incorporated in new subdivisions for garage access. An Accessory Dwelling Unit (secondary unit in or outside of the principal structure) is acceptable on a property. Limits should be placed on		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
subdivisions for garage access. An Accessory Dwelling Unit (secondary unit in or outside of the principal structure) is acceptable on a property. Limits should be placed on	face the street and have front porches or	0	0	0		
for a garage to be the prominent feature of a residence from the street. Alleyways should be incorporated in new subdivisions for garage access. An Accessory Dwelling Unit (secondary unit in or outside of the principal structure) is acceptable on a property. Limits should be placed on	garages look petter than front	\circ	\circ	\circ	\bigcirc	\bigcirc
be incorporated in new subdivisions for garage access. An Accessory Dwelling Unit (secondary unit in or outside of the principal structure) is acceptable on a property. Limits should be placed on	for a garage to be the prominent feature of a residence from	0	0			0
Dwelling Unit (secondary unit in or outside of the principal structure) is acceptable on a property. Limits should be placed on	oe incorporated n new subdivisions for	\circ	0	\bigcirc	\bigcirc	\circ
placed on	Owelling Unit (secondary unit in or outside of the orincipal structure) is acceptable on a		0			0
impervious () () () () surfaces such as pavement.	olaced on mpervious surfaces such as	0	0	0	0	0



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.	\bigcirc	0		0	
Neighborhoods should incorporate a range of housing types, sizes, and price points.		\bigcirc		\bigcirc	
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.)					
Proximity between homes and services/retail is	0	0	0	0	0

important.					
Proximity to parks and open spaces is important.	0	0	0	0	
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.	0	0	0	0	



12. Select your top THREE property regulation	ons that you are most concerned about.
☐ No specific concerns / Not sure	Frontages / Streetscape
Parking	Stormwater / Green Infrastructure
☐ Building Height	Exterior Lighting
Landscaping	☐ Noise / Nuisances
☐ Building Setbacks	Large Retail Sites
☐ Incompatible Uses	Drive-through Businesses
Building Design Standards	Property Maintenance / Upkeep
Other (please specify)	
13. In your experience, La Crosse's zoning co	ode is:
○ Too restrictive	
○ Fair	
○ Too flexible	
Not sure- no experience	

Thank you	for your time and valuable feedback!
	comments about anything related to existing or future developments in La current zoning code?
O Not sur	re
O Not at a	all
○ Neutra	l
O Very	
16. How cor neighborho	ncerned are you about environmental risks and hazards in your ood?
O Not sur	re
○ No	
○ Yes	
15. Have yo neighborho	ou been involved in zoning discussions or decisions affecting your bod?
O Not sur	re - no experience
O Not at a	all
○ Neutra	l.
O Very	
neighborho	

To learn more about the project and get involved, visit https://forwardlacrosse.org/

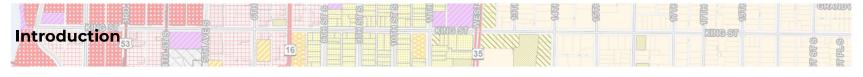
Zoning 101



Contents

- 1) Cover
- 2) Introduction
- 3) History
- 4) Typical Organization
- 5) Terms & Definitions
- 6) Future Land Use Categories
- 7) Building Types
- 8) Neighborhood, District & Corridor Framework
- 9) Zoning Map—Partial Example
- 10) Typical Standards & Regulations
- 11) Possible Housing Types
- 12) Subdivisions
- 13) Contact Information







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. Cities and villages may also adopt extraterritorial zoning which applies to land in surrounding unincorporated areas.
- The zoning ordinance and map describe uses that are allowed within each zoning district.

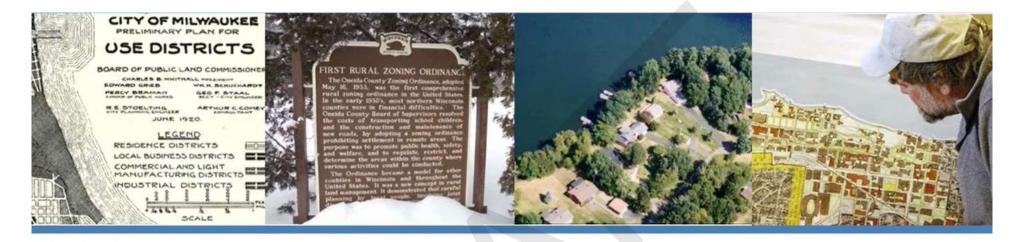
Additional Forms of Zoning

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 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.

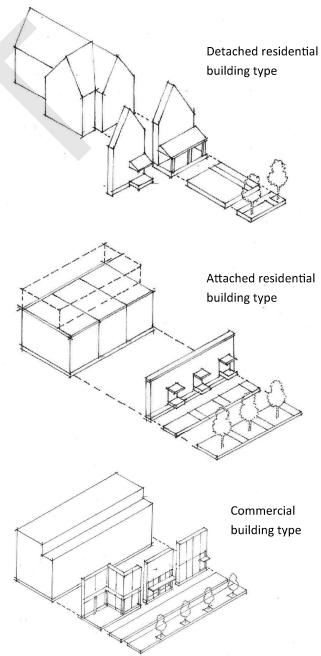
Zoning Districts and Regulations. This section lists and defines each zoning district and sets out rules that apply to land in each district. These rules may include permitted and conditional uses, the density of structural development, dimensions of structures and setbacks, and provisions for open space.

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



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.

type.

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.

2040 Comprehensive Plan Land Use



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





















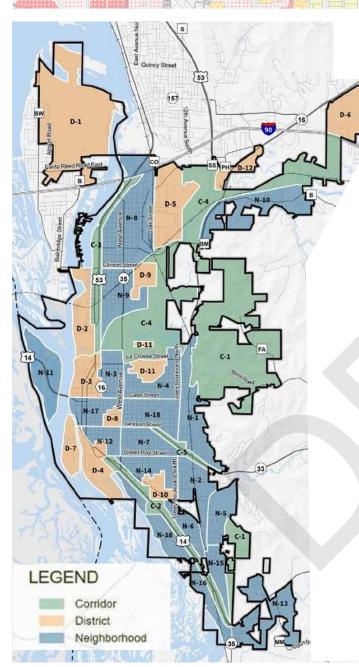






2040 Comprehensive Plan





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.

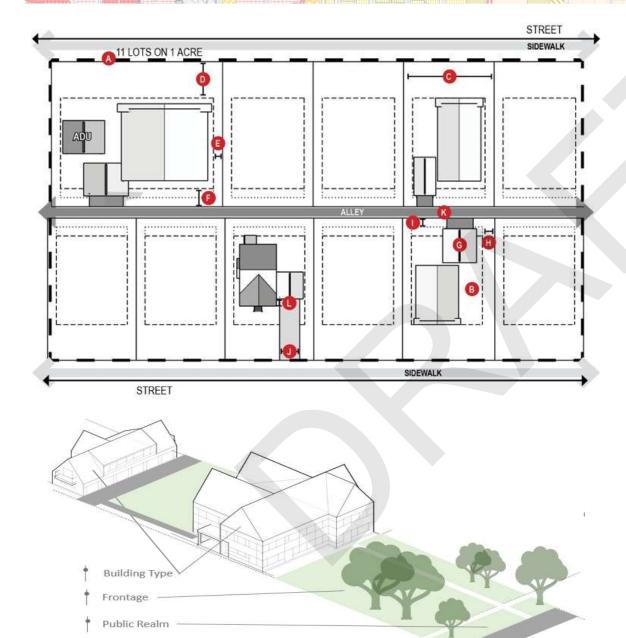
FORWARD **Zoning Map—Partial Example** ZONING CODE UPDATE Zoning Zoning Information R1 - SINGLE FAMILY R2 - RESIDENCE WR - WASHBURN RESIDENTIAL R3 - SPECIAL RESIDENCE R4 - LOW DENSITY MULTIPLE R5 - MULTIPLE DWELLING STATEST R6 - SPECIAL MULTIPLE PD- PLANNED DEVELOPMENT 53 🗱 TND - TRADITIONAL NEIGHBORHOOD MAIN ST 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 M A1 - AGRICULTURAL EA 61

MSA | Michael Lamb Consulting | All Together Studio | ZoneCo

⁹ 148

Dimensional 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: Front loaded garage stepback from main structure

Possible Housing Types



HOUSE HACKS

Encrepreneurial adaptations to an existing home that diversify housing options or generate an income.





DETACHED ADU











FLEX SHED

ATTACHED ADU

SHARED HOUSE

GUEST SUITE

GUEST HOUSE

HOUSE ON WHEELS

INCUBATION Low-cost ways to grow and validate an earlystage business.

COMMERCIAL

HOME OFFICE / WORKSHOP

MARKET TENT

PUSH CART

TRAILER

TRUCK

TEMPORARY EVENT



POP-UF SHOP

KIOSK

MAKERSPACE

COMPACT SINGLES One-unit dwellings that fit on small infill lots alone or in combination with other buildings.

SKINNY HOUSE



SEMI-DETACHED



ROWHOUSE TOWNHOUSE

MIDDLE HOUSING











APT HOUSE (NEW)



Multi-unit residential buildings that blend well with detached homes.



SIDE-BY-SIDE DUPLEX



FRONT-BACK DUPLEX APT HOUSE (RENO)





HOME CONVERSION





STACKED FLATS



COURTYARD APT



ALLEY TOWNHOUSES

destinations like corner stores and workspaces. 1-3 storeys, mixed-use or



LIVE/WORK





SHOPHOUSE (GRANDFATHERED)



MAINSTREET LITE

SHOP

WALK-UP APT



SMALL MAINSTREET MIXED



LARGE MAINSTREET MIXED

COMBO Creative tactics or building combinations that solve for a common development scenario.



PARKING LOT MARKET



BOOTLEG SHOPHOUSE

MAINSTREET (GRANDFATHERED)



MULTI-TENANT COMMERCIAL

STEP BUILDINGS Small-scale Time-enhanced Entrepreneurial Purposeful

BOOTLEG TRIPLEX

DETACHED TRIPLEX





DOUBLE DUPLEX

DUPLEX COURT



Developed by Graces Jetmon and the historical Discolarized Alliano.

Subdivisions



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





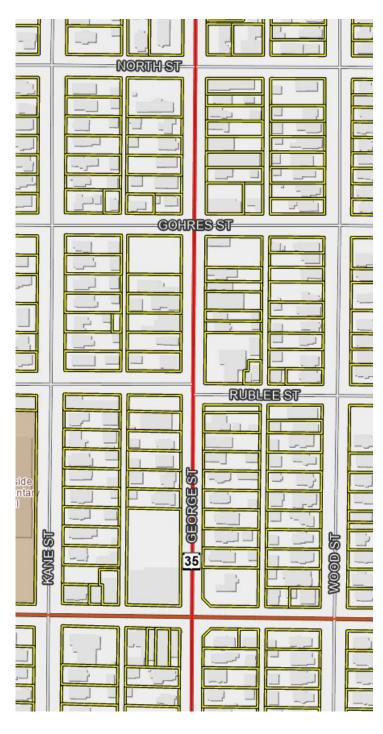
Built Form Study | Plate 1: Logan Northside - George St Commercial

NDC Framework: Neighborhood





Urban Pattern

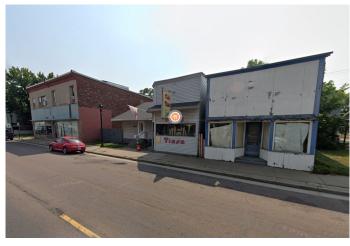


Built Form Examples









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

PROJECT TEAM:

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Mike Lamb, Mike Lamb Consulting mlambnet@gmail.com



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. Inbetween 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
- 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 I 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

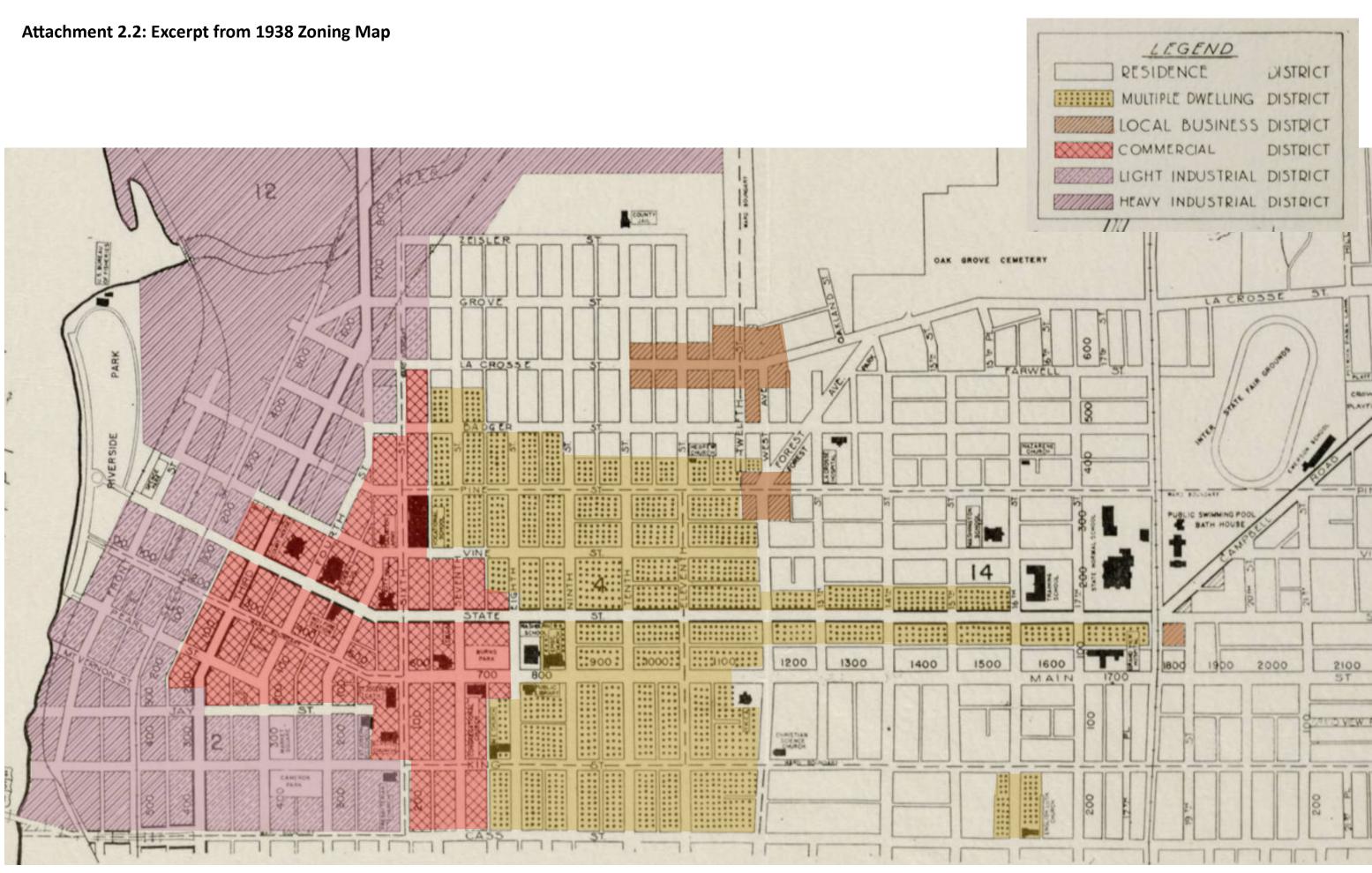
Attachment 2.1 - Summary Table of Dimensional Standards

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.

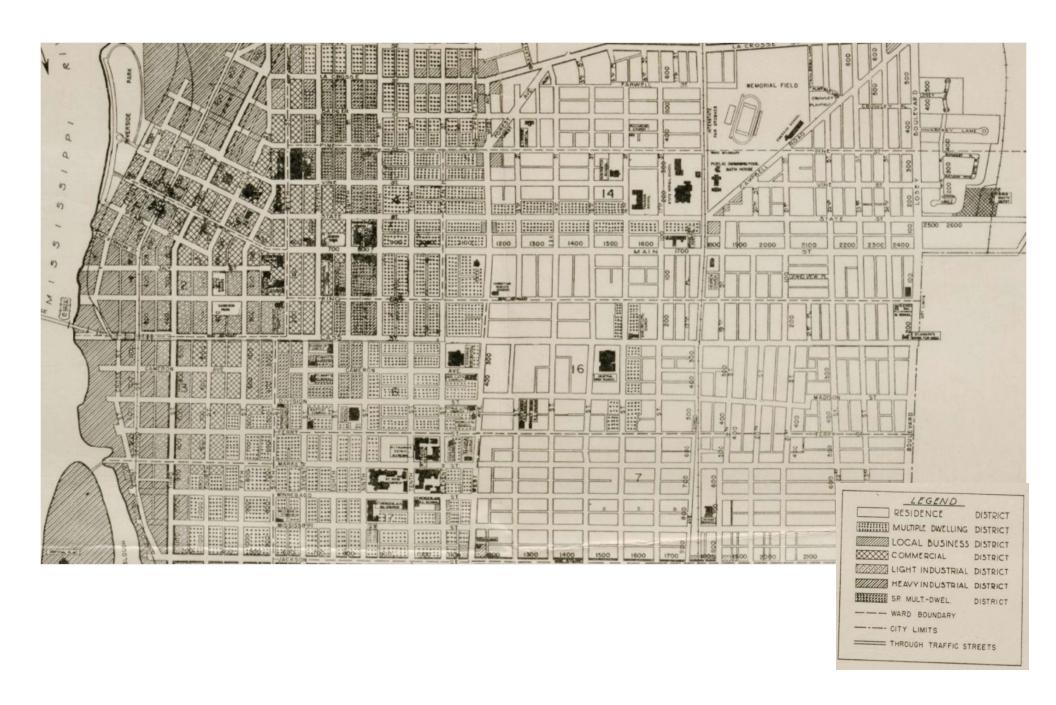
Attachment 2.1: Summary of Dimensional Standards

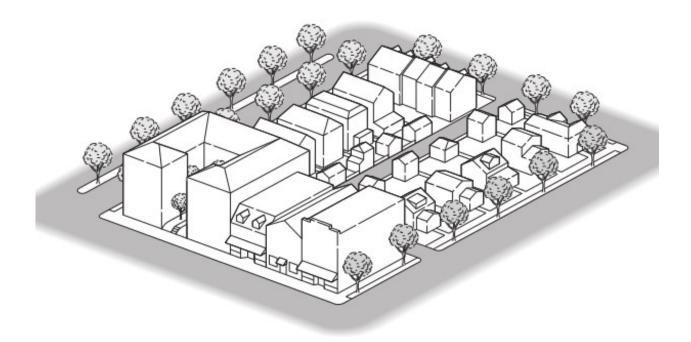
	AG	EX AG	R1	R2	R3	R4	R5	R6	Washburn
lot area	7200	35ac							
before 1938 less than:	5000sf		5000sf	5000sf	5000 sf	5000 sf	5000 sf	5000sf	5000sf
between 1938 & 1966:	5000+sf		5000+sf	5000+sf	5000+ sf	5000 sf	5000+ sf	5000+sf	5000+sf
after 1966:	7200sf		7200sf	7200sf	7200 sf	7200 sf	7200 sf	7200 sf	7200sf
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.



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 UpdateCity Plan Commission

Study Guide | *June 30, 2025*



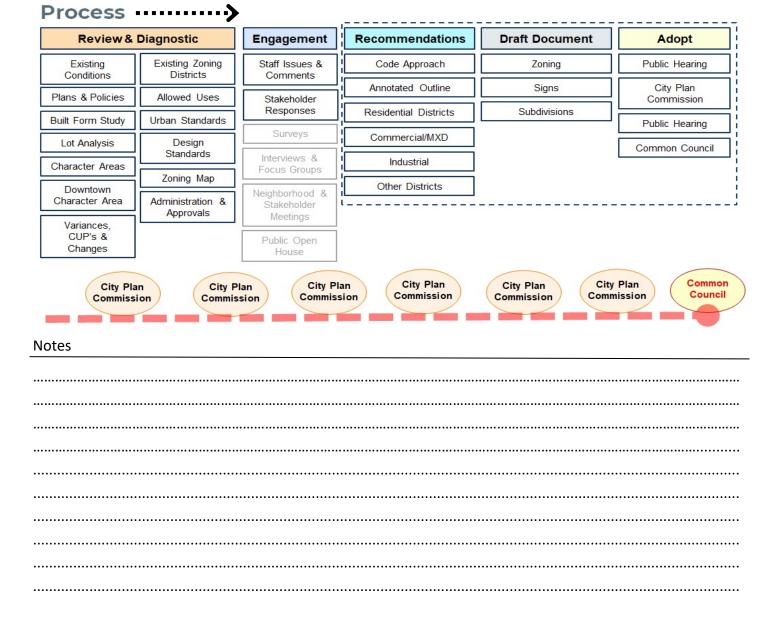


Introduction

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 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.

Topics to Review

- 1) Memo 1 Conditions & Plans
- Memo 2 District Summaries & Subdivisions
- 3) Built Form Study
- 4) Character Areas
- 5) Downtown Character Areas
- Lot Size Study
- 7) Memo 3—Administration
- 8) Approval Flowchart Diagrams





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 & policies



- 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.



Population information from the Comp Plan:

- Population is projected to moderately increase from 50,869 (2021) to 53,480 (2050)
- 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
- 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.

Notes





Land Use and Zoning matrix from the Comp Plan (p. 69)

Zoning Guide for future land use: how to use this matrix

As the neighborhoods, districts, and corridors chapter guides property owners and policymakers in land use decisions, it also appropriately locates development within La Crosse's zoning code. Any zoning amendments should refer to this matrix to ensure the proposed zoning is consistent with the Future Land Use (NDC) Map.

								Zon	ing								
Single-Family Residential	Residence District	Special Residence	Low-Density Multiple Dwelling District	Multiple Dwelling District	Special Multiple Dwelling District	Washburn Neighborhood Residential District	Local Business District	Community Business District	Commercial District	Light Manufacturing District	Heavy Industrial District	Public Utility District	Parking Lot District	Public and Semi-Public District	Conservancy District	Agricultural District	Exclusive Agricultural District
R-1	R-2	R-3	R-4	R-5	R-6	Wa	Loc	Cor	ů	M-1	Hea	Put	Par	Put Dist	Cor	Agr	Exc
С	С	С	С	i	i	С	i	i	i	i	i	i	i	i	С	i	i

	Low-Density Residential							
	Medium-Density Residential							
	High-Density Residential							
	Low-Intensity Mixed- Use							
J Use	High-Intensity Mixed- Use							
uture Land Use	Neighborhood Retail/ Commercial							
uture	Commercial							
	Industrial							
	Institutional							
	Parks & Open Space							
	Conservancy, Wetlands, Agriculture							

R-1	R-2	R-3	R-4	R-5	R-6	2 8		00	U	M-1	Ξ.	Δ.	4	40	O	×.	E D
c	c	c	С	i	i	С	i	i	i	i	i	i	i	i	c	i	i
i	С	С	С	С	i	С	i	i	i	i	i	i	i	i	С	ì	i
i	i	i	i	С	С	i	i	i	i	i	i	i	i	i	С	i	i
i	i	i	с	С	i	с	С	с	i	i	i	i	i	С	i	i	ı
i	i	i	i	С	С	i	С	С	c	i	i	i	i	с	i	i	ı
i	i	i	i	i	i	i	C	С	С	i	i	i	i	i	i	i	i
i	i	i	i	i	i	i	С	с	С	С	i	i	i	i	i	i	i
-	i	i	i	i	i	i	ı	i	i	С	С	i	i	i	i	i	i
i	i	i	i	i	i	i	i	i	i	i	i	С	i	С	i	i	i
i	i	i	i	i	i	i	i	i	i	i	i	i	i	i	с	С	c
i	i	i	i	i	i	i	i	i	i	i	i	i	i	i	С	С	С

C= Consistent i=Inconsistent

Notes

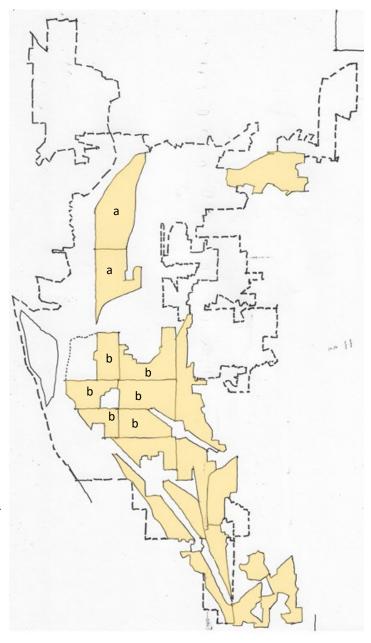


Memo 2: Diagnostic Summary

- 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



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	



Built Form Study*

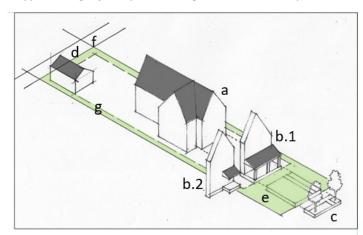
- a) 18 Neighborhoods
- b) 12 Districts
- c) 5 Corridors

*based on the NDC Framework as defined in the Comp Plan



- 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?

Typical single family lot arrangement and built pattern



Common features

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

Notes

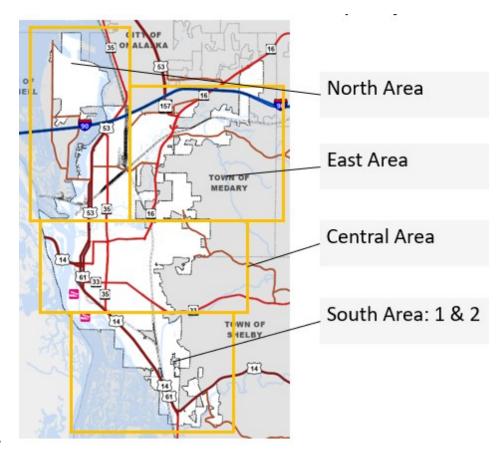


Character Areas

- 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)?



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Downtown Character Areas

- a) Downtown Area
- b) Core
- c) Main Street











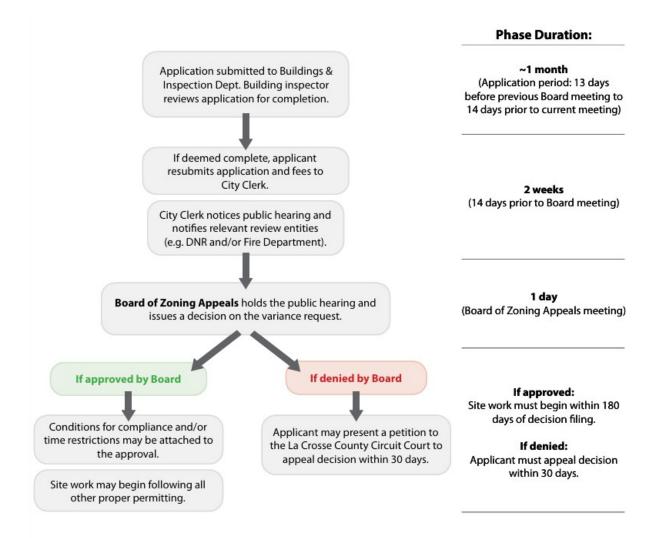


- Note distinctions between the "main street" area and the larger downtown boundary.
- Some new development have included parking on the ground floor (within the building envelope) fronting the pedestrian public realm. Should this condition be differentiated in the "main street" area vs. other areas of downtown.

Notes	any cremitated in the main street area is other areas of domines in



Approval Process Diagrams: Variance (Board of Zoning Appeals)



Notes





Approval Process Diagrams: Conditional Use Permit

Applicant holds pre-application meeting with the Planning & Development Dept. to discuss the proposed use, why a CUP is needed, and relevant Municipal Code sections.

Application submitted to Planning & Development Dept. and review application for completion.

If deemed complete and eligible, applicant files application and with City Clerk and submits fee to City Treasurer.

City Clerk notices public hearing and notifies relevant review entities (e.g. DNR and/or Fire Department).

Plan Commission holds public hearing and forwards conditional use permit request findings and recommendations to Judiciary and Administration Committee.

Judiciary and Administration

Committee holds public hearing and forwards conditional use permit request findings and recommendations to

Common Council.

Common Council holds public hearing and issues a final decision on the conditional use permit request.

If approved by Council

Conditions for compliance and/or time restrictions may be attached to the approval.

Site work may begin following all other proper permitting.

If denied by Council

Applicant may present a petition to the La Crosse County Circuit Court to appeal decision within 30 days.

Phase Duration:

~4-6 weeks

(Application period: Friday before the second Thursday of the month; application considered at next month's Common Council meeting due to notice and publication requirements)

1 week

(7 days prior to Commission meeting)

1 day

(Plan Commission meeting)

1 day

(Judiciary and Administration Committee meeting)

1 day

(Common Council meeting)

If approved:

Site work must begin within 365 days and operational within 730 days of decision filing. CUP permit remains valid unless the conditional use is discontinued or ceases to exist for 365+ days.

If denied:

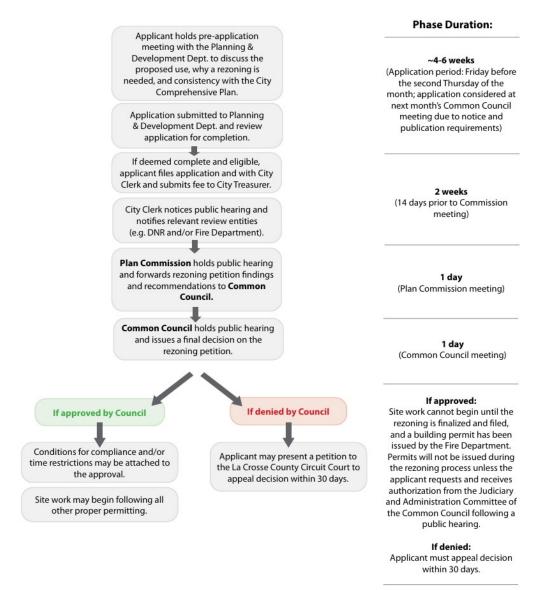
Applicant must appeal decision within 30 days.

Notes

DRAFT IN PROGRESS
SUBJECT TO EDITS CHANGES



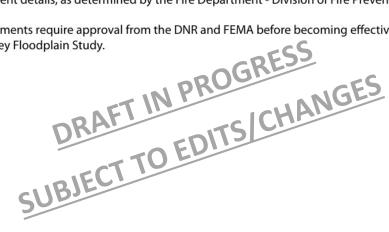
Approval Process Diagrams: Zoning Amendment (Rezoning)



Note:

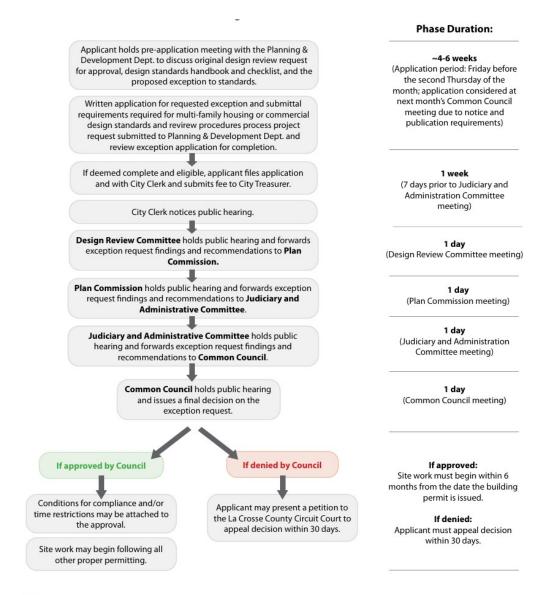
- Petition for zoning amendment may be initiated by one or more property owners of the property within the area proposed to be
- Petitions to change any flood district boundary or floodplain regulation may require technical data, including aerial maps, flood elevations, and development details, as determined by the Fire Department - Division of Fire Prevention and Building Safety and
- 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





Approval Process Diagrams: Request for Exemption to Design Standards



Note:

- 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



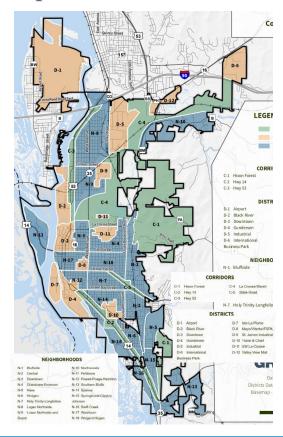


Agenda

- 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:

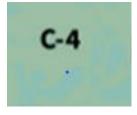
- samples the typical development pattern for each of the neighborhoods, districts and corridors
- better understand the physical dimensions of building type, site plan, street frontage and block pattern as well as other conditions.



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

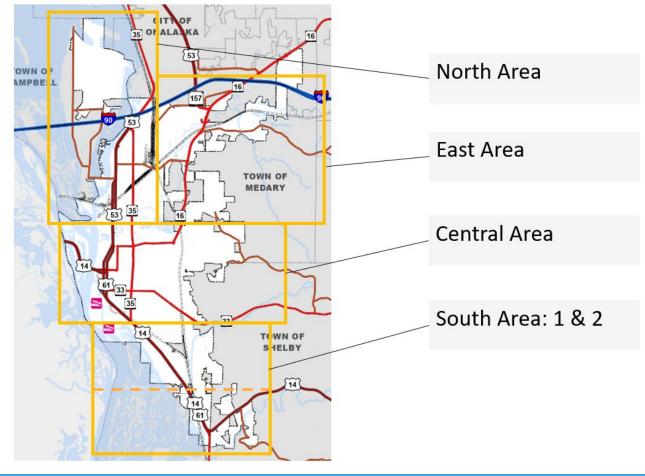
C/E/M - Campus/Ed./Med.

DT- Downtown

DC- Downtown Core/Main Street

ISL - Industrial Small Lot

ILL – Industrial Large Lot



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

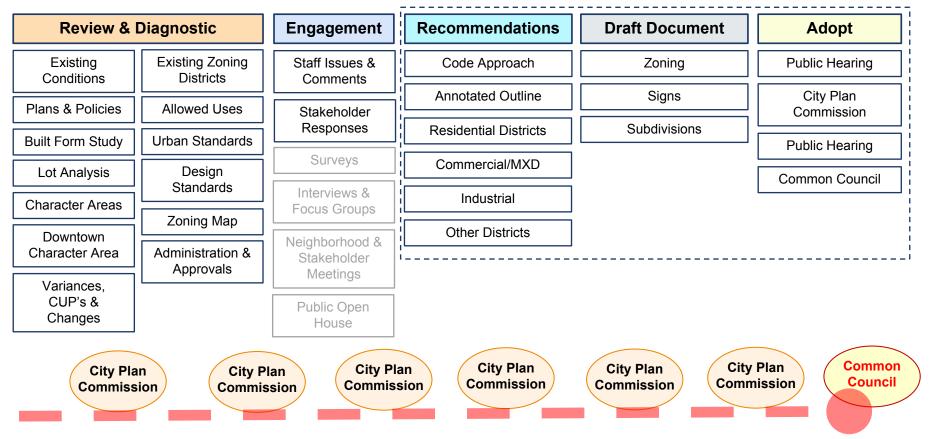


Industrial small lot

Scope, Schedule & Progress

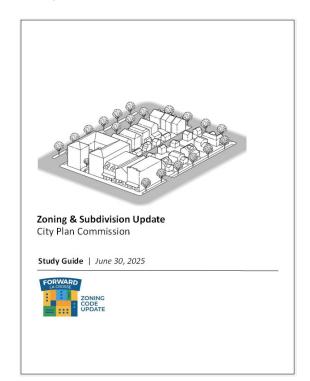
	1	2	2025	4	5	6	7	8	9	10	11	12	13	14	2026	16	17	18	19	20	21
	Nov		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Project Kickoff		⊕ Dec																			
P1 Review Plans/Conditions																				1	
Review Plans & Policies																					
Technical Memo 1																				1	
Document Conditions																				1	
Technical Memo 2											Ĺ									I	
P2 Analyze & Recommend																				1	
Diagnose																					
GIS Analysis																					
Technical Memo 3									•	_											
Recommendations									•	•											
Technical Memo 4										ì										1	
Annotated Outline									•	<u> </u>											
P3 Codify & Adopt									•	. •										1	
Districts & Standards												i è									
Subdivision Regs.																uma)			1		
Review Draft		j																			
Final Draft	Y											5									
Adoption Process												9									
P4 Outreach & Participation							200									-					
Public Meetings	5						\Q				\Q					\Diamond					
Stakeholder Meetings					4		000				000					∞					
Media Company Coor.									-					_						-	
P5 Meetings & Management																					
Staff Coordination				-											-						
Dept Working Group																					
Steering Committee (PC)				0					0			(3)					0				
Common Council																					
Public Hearing												*									

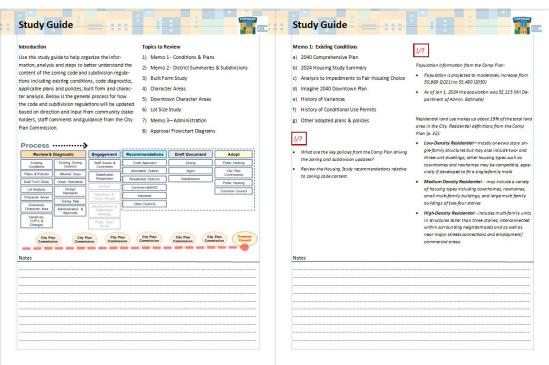
Process



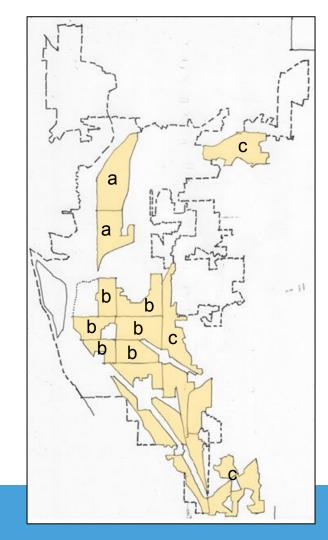


Study Guide



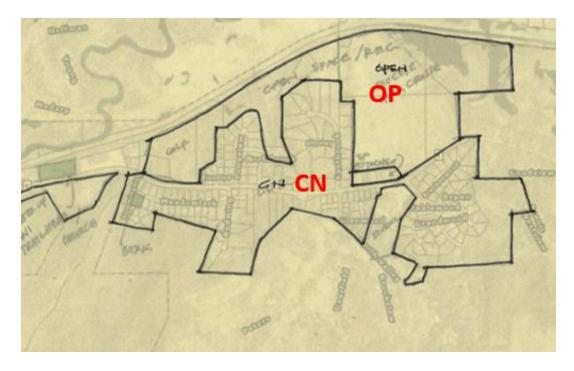


- Residential neighborhood boundaries are shown in yellow at right
- (a) The Logan Northside and Lower
 Northside neighborhoods contain a more consistent low density, detached residential pattern
- (b) Neighborhoods in the central part of the city (e.g., Downtown, Grandview-Emerson, Washburn, Weigent-Hogan, 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 Zoning & Subdivision Code Update





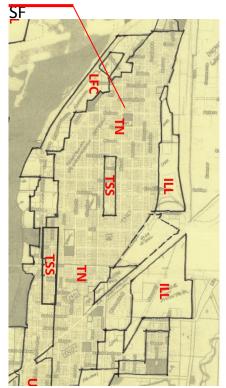
Garden District – single unit, detached, larger lots: 10,000 SF or more







Neighborhood District North – attached, detached & small cluster types, lot range from 2500-7500

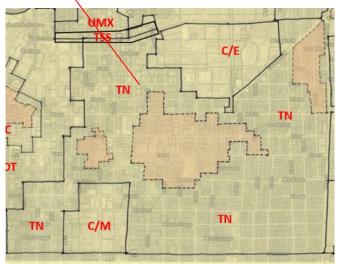






- Building types should respond to the scale and character of the neighborhood
- Can include detached types, 2 unit/lot & duplex types.
- Other building types: small residential court, pocket neighborhood, attached townhouses and accessory dwelling units.
- Lot size range from 2500 sf to 7500 sf

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

Traditional Neighborhood Development District

WI Model Ordinance

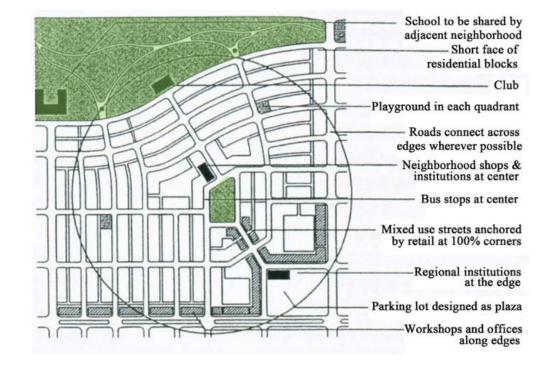
1.3 Applicability. The traditional neighborhood development ordinance is an alternative set of standards for development within the [City/Village] for new development of [15 acres or more] contiguous to existing development, redevelopment or infill development of [10 acres or more].

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.



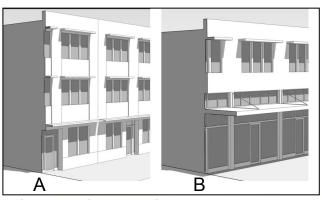






Downtown "Main Street" - Coding for Frontage





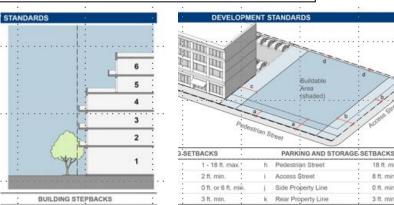
"Main Street" district would be regulated by two frontage types:

- common entry (A)
- Shopfront (B)

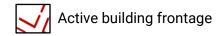
8 ft. min.

0 ft. min.

3 ft. min.



Dimensional & urban standards would use simple graphics to communicate regulations



Next Steps: July, August.....

- Engagement Interviews and Focus Groups
- Compile and summarize survey
- Approach & Recommendations
- Annotated Outline



Questions & Comments





To learn more & get involved, visit:

www.forwardlacrosse.org

To: Tim Acklin, City Planning Department, Mayor Washington-Spivey, Council Members

From: Friends of the La Crosse River Marsh

Re: City Council Planning Meeting September 16, 2025. Potential Zoning District Recommendations

Date: September 12, 2025

The Friends of the Marsh have met with Tim Acklin regarding the city re-zoning process at one of our monthly Enviro-Wednesday meetings and more recently we were pleased to sit down, online, as a board with the re-zoning consultants to discuss our concerns regarding comprehensive re-zoning. We have now reviewed the materials available online in advance of the Council Planning Meeting scheduled for Tuesday September 16, 2025. We have the following comments:

- 1. Our basic interest can be stated simply. We would like the highest level of zoning protection possible for the La Crosse River Marsh, wetland, floodplain, flood fringe. Conservancy District zoning accomplishes that objective. We are pleased to see that the proposal includes no changes to Conservancy criteria.
- 2. Breaking our objective down into component parts, though, It does not appear Conservancy District zoning has been expanded to include all of the northern portion of the marsh. If we are misreading the maps, please correct us. Heavy industrial zoning for the northern part of the marsh reflects the historic predisposition to develop the wetland and floodplain, something that law and practice now limit. We ask that the entire marsh be Conservancy District.
- 3. A twenty-acre section of what is called the River Point District situated at the mouth of the La Crosse River is not included in the proposed Conservancy District, although that property has been transferred to the Parks, Recreation, and Forestry Department. it includes a perched wetland, and the property is planned as minimum maintenance floodplain forest.
- 4. At our meeting with the consultants we spoke about the need for what I would now call a new Overlay District; a Conservation Overlay District that will extend perpendicular to the high-water mark around the entire marsh. This proposed new district would extend 500 feet from the edge of the marsh, all the way around, include all properties and have the following provisions: all new or re-constructed surfaces within that zone will include permeable pavement; the application of nitrogen, phosphorous and chloride will be limited; rain garden and retention basin structures will be encouraged through the use of property or water tax credits; and canopy trees will be protected and planted. An overlay district like this will extend some of the positive services of the marsh into adjacent areas of the city. It will also enhance environmental sustainability. Finally, it will contribute to the Climate Action Plan. The long-standing trend has been for the marsh to be encircled by concrete, streets, highways, parking lots, buildings. Each of these things defeat at least some of the environmental benefits of the marsh. It's time to make good on one of our best community features.

In sum, we see this re-zoning process not as work designed to confirm past practice, to stand pat, but to make some improvements not only in the built environment of our community but in our natural environment as well. Working with our landscape, not against it.

Thanks for the work you have done so far. The opportunities for community input have been very welcome. We'll be happy to respond to questions or comments.

Chuck Lee, President of the Board Friends of the La Crosse River Marsh