



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Monday, May 4, 2026

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/85193167933?pwd=KZZGuG4wS5jHgSbhOII9Q6QQ5REeIK.1>
Meeting ID: 851 9316 7933
Passcode: CPC26
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 and Development, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512

Call to Order

Roll Call

Approval of Minutes

Agenda Items:

1. [26-0133](#) 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 Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[300-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Undeliverable Notice - 2.19.2026](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC.Staff Report.26-0133](#)

[Site Plan](#)

[City Planning Commission Recommendation 3.2.2026](#)

[CPC Staff Report 26-0133 05.04.26](#)

2. [26-0144](#) Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.

Attachments: [Revised CSM Submitted - 4.29.2026](#)

[Certified Survey Map & Submittal Checklist - 2.16.2026](#)

[Waiver Request](#)

[Letter Re CSM Meetings 2.17.2026](#)

[Building & Inspections Comments - 2.17.2026](#)

[CPC.Staff Report.26-0144](#)

[City Planning Commission Recommendation 3.2.2026](#)

[CPC.StaffReport.03302026.26-0144.TA](#)

[CPC Recommendation 3.30.26](#)

[Building & Inspections Comments - 4.30.2026](#)

[CPC Staff Report 26-0144 05.04.26](#)

3. [26-0379](#) Request for exception to Commercial Design Standards by Mayo Employees Federal Credit Union for an exception to the parking placement requirement at 605 West Ave. S.

Attachments: [Application](#)

[Plans](#)

[200-foot Property Owner Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Staff Report 26-0379 05.04.26](#)

4. [26-0380](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.

Attachments: [Ordinance](#)

[Application & Plans](#)

[300-foot Property Owner Buffer List](#)
[Buffer Map](#)
[Notice of Hearing](#)
[DNR & FEMA Letter - Re Notice of Rezoning in Floodplain](#)
[Affidavit of Publication - Notice of Hearing](#)
[CPC Staff REport 26-0380 05.04.206](#)

5. [25-0143](#) Update on the zoning/subdivision code project.

Attachments: [Forward La Crosse Zoning Code Promotion April 2026](#)
[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 Members:

Mayor Shaundel Washington-Spivey, Elaine Yager, Jacob Sciammas, Katrina Bjornstad, 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: 26-0133

Agenda Date: 5/5/2026

Version: 1

Status: Referred

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number: 1.

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 Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis 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 Special Residence District on the Master Zoning Map, to-wit:

Tax Parcel 17-10150-50; 1402 & 1410 Gillette St. and 1552 Loomis 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):

Nicholas Webb 51350 Garlick Rd. Westby, WI 54667

Owner of site (name and address):

Blow Enterprises LLC
1410 Gillette St LaCrosse

Address of subject premises:

1410 Gillette St LaCrosse (1402 Gillette + 1552 Loomis)

Tax Parcel No.:

17-10150-050

Legal Description (must be a recordable legal description; see Requirements):

First Addition to Spier + Canterburys Addition Lot 7
Block 12 Lot 52: 45 X 140

Zoning District Classification:

R1 - Single Family

Proposed Zoning Classification:

R3 - Special Residence

Is the property located in a floodway/floodplain zoning district?

Yes No

Is the property/structure listed on the local register of historic places?

Yes 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:

Rentals

Property is Proposed to be Used For:

Rentals

Proposed Rezoning is Necessary Because (Detailed Answer):

The buildings are zoned R1 and needs to be rezoned R3 because
it is 3 rental units

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

unit is already been in use for the past 5-6 years

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

No it will not The building has already been a rental unit.

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

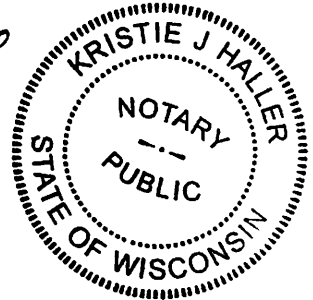
The undersigned, _____, being duly sworn states:

1. That the undersigned is an adult resident of the City of Westby, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 1400 Gillette St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Nick Webb
Property Owner

Subscribed and sworn to before me this 27th day of Jan, 2020.

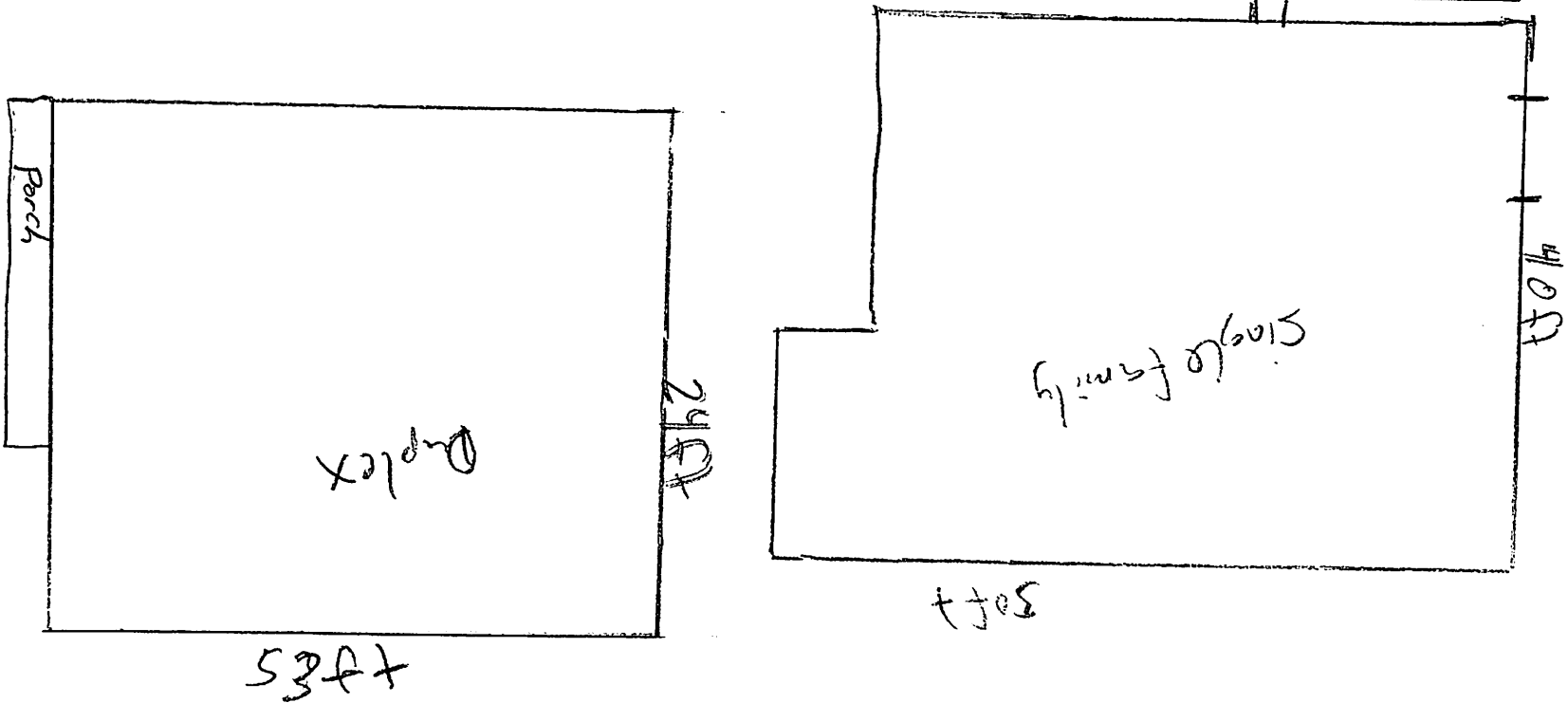
Kristie J Hall
Notary Public
My Commission expires 9/13/27



Gillete St.

side walk

Loomis Street



Ally

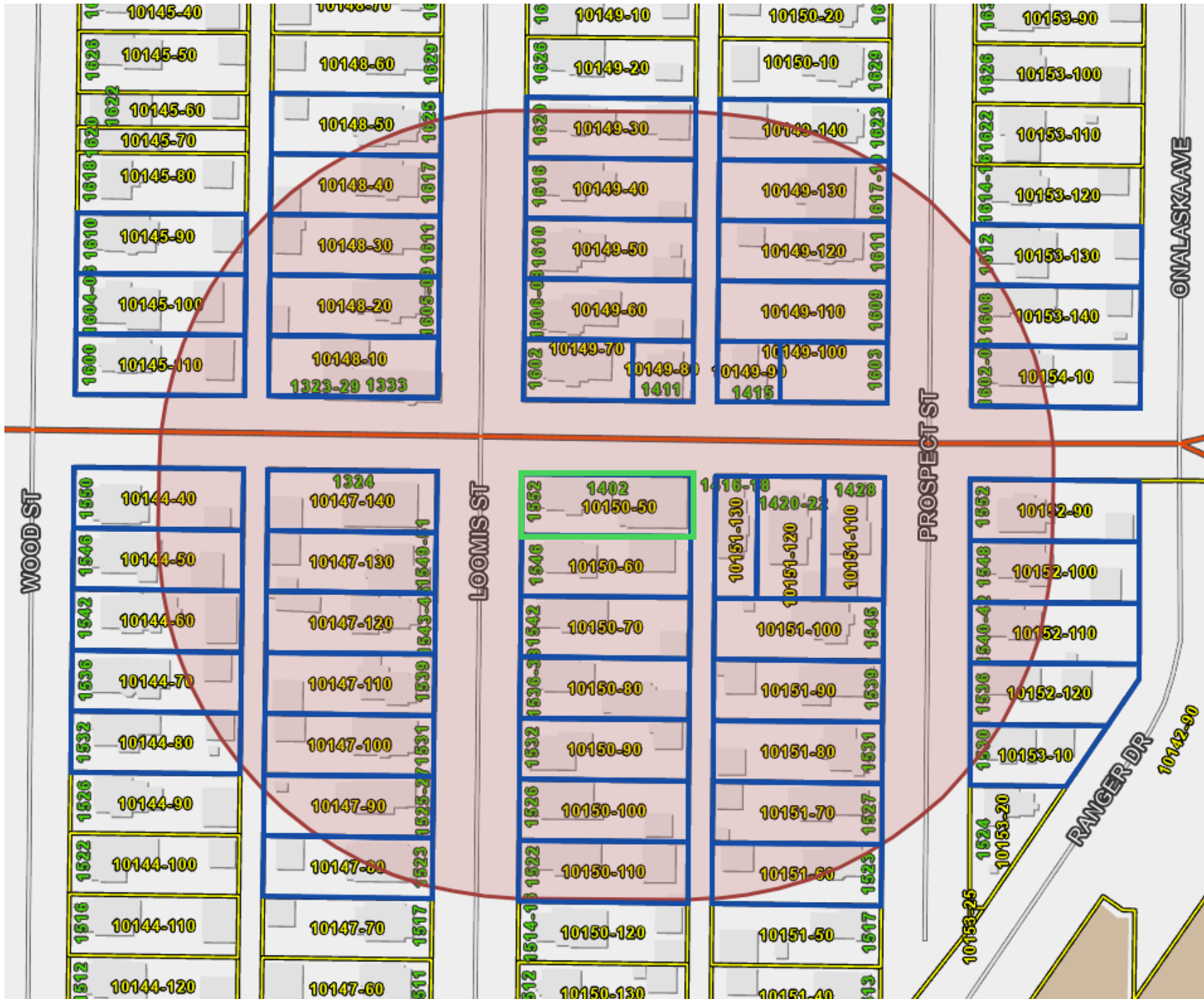
1552 Loomis, 1402 & 1410 Gillete

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10144-40	JOHN A WEBER	1550 WOOD ST	1550 WOOD ST	LA CROSSE WI 54603-2214
17-10144-50	TARA S MEZERA, PETER L MEZERA	1546 WOOD ST	1546 WOOD ST	LA CROSSE WI 54603
17-10144-60	LINDA L CAPONIGRO, THOMAS CAPONIGRO	1542 WOOD ST	1542 WOOD ST	LA CROSSE WI 54603-2214
17-10144-70	TRACEY L HORSTMAN, SHAWN R HORSTMAN	1536 WOOD ST	1536 WOOD ST	LA CROSSE WI 54603-2214
17-10144-80	JOHN P KOVARI	1532 WOOD ST	1532 WOOD ST	LA CROSSE WI 54603-2214
17-10145-100	CAROLE R STRITTMATER REVOCABLE TRUST	1604 & 1606 WOOD ST	1606 WOOD ST	LA CROSSE WI 54603
17-10145-110	WILLIAM G TILSON	1600 WOOD ST	1600 WOOD ST	LA CROSSE WI 54603-2216
17-10145-90	HEIDI N GRAHAM TRUST	1610 WOOD ST	1610 WOOD ST	LA CROSSE WI 54603-2216
17-10147-100	AUSTIN S RAMSEY	1531 LOOMIS ST	1531 LOOMIS ST	LA CROSSE WI 54603-2254
17-10147-110	MICHAEL N DEVINE, SANDRA J DEVINE	1539 LOOMIS ST	1539 LOOMIS ST	LA CROSSE WI 54603-2254
17-10147-120	NEIGHBORHOOD RENTALS LLC	1543 & 1545 LOOMIS ST	440 BARRANCA AVE N #8508	COVINA CA 91723
17-10147-130	COLLINS RENTALS OF LACROSSE LLC	1549 & 1551 LOOMIS ST	3815 MORMON COULEE RD #100	LA CROSSE WI 54601
17-10147-140	CAROL A SIMS	1324 GILLETTE ST	13876 SWISS LN	TRUCKEE CA 96161
17-10147-80	ARLENE S SARVIDA	1523 LOOMIS ST	1523 LOOMIS ST	LA CROSSE WI 54603-2254
17-10147-90	J & J PROPERTIES I LLC	1525 & 1527 LOOMIS ST	N8359 MCWAIN DR	HOLMEN WI 54636
17-10148-10	LITTLE WHITE CHURCH HOUSE LLC	1323, 1325, 1327, 1329, 1333 GILLETTE ST	S1341 HARRIS RD	HILLSBORO WI 54634
17-10148-20	BULLSEYE PROPERTY INVESTMENTS LLC	1605, 1607, 1609 LOOMIS ST	N4517 MEADOW WOOD RD	ONALASKA WI 54650
17-10148-30	DOUGLAS M PATROS, COLLEEN E PATROS	1611 LOOMIS ST	1611 LOOMIS ST	LA CROSSE WI 54603-2253
17-10148-40	SCOTT T WENZLAFF	1617 LOOMIS ST	1617 LOOMIS ST	LA CROSSE WI 54603
17-10148-50	JOSHUA J HEIN, STEPHANIE R HEIN	1625 LOOMIS ST	1625 LOOMIS ST	LA CROSSE WI 54603-2253
17-10149-100	ERIN M COZY	1603 PROSPECT ST	1603 PROSPECT ST	LA CROSSE WI 54603-2249
17-10149-110	ROGER M PAFFORD	1609 PROSPECT ST	1609 PROSPECT ST	LA CROSSE WI 54603-2249
17-10149-120	JACK B HAHM	1611 PROSPECT ST	1611 PROSPECT ST	LA CROSSE WI 54603
17-10149-130	WALTER M ROLES, ELLEN ROLES	1617 & 1619 PROSPECT ST	777 LOSEY BLVD N	LA CROSSE WI 54601
17-10149-140	WESLEY QUINTANA, MADDISON QUINTANA	1623 PROSPECT ST	1623 PROSPECT ST	LA CROSSE WI 54603-2249
17-10149-30	CHARLES T BAKER	1620 LOOMIS ST	1620 LOOMIS ST	LA CROSSE WI 54603-2266
17-10149-40	SHELTON LEWIS TOMLINSON, MICHAELA LINETTE TOMLINSON	1616 LOOMIS ST	1616 LOOMIS ST	LA CROSSE WI 54603-2266
17-10149-50	ANN L FRY	1610 LOOMIS ST	1610 LOOMIS ST	LA CROSSE WI 54603
17-10149-60	NRE INVESTMENTS LLC	1606 & 1608 LOOMIS ST	1400 PINE ST	LA CROSSE WI 54601
17-10149-70	MARK A MCBAIN	1602 LOOMIS ST	1602 LOOMIS ST	LA CROSSE WI 54603-2266
17-10149-80	MEGHANN E MADIGAN	1411 GILLETTE ST	1411 GILLETTE ST	LA CROSSE WI 54603-2281
17-10149-90	SHARON K THOFTNE, KERMIT J THOFTNE	1415 GILLETTE ST	1415 GILLETTE ST	LA CROSSE WI 54603-2281
17-10150-100	ERIC J KORISH, KARLA A KORISH	1526 LOOMIS ST	1526 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-110	DELORES M JOHNSON REVOCABLE TRUST	1522 LOOMIS ST	1522 LOOMIS ST	LA CROSSE WI 54603
17-10150-60	SAMPSON SCHUR	1546 LOOMIS ST	1546 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-70	KRISTI M CEASON	1542 LOOMIS ST	1542 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-80	JASON E HALL	1536 & 1538 LOOMIS ST	1536 LOOMIS ST	LA CROSSE WI 54603-2265
17-10150-90	JUDITH E MYER	1532 LOOMIS ST	1532 LOOMIS ST	LA CROSSE WI 54603-2265
17-10151-100	JEREMY M TANGEN	1545 PROSPECT ST	1545 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-110	RAYMOND BAILEY	1428 GILLETTE ST	1428 GILLETTE ST	LA CROSSE WI 54603-2262
17-10151-120	JACOB DORNBUSCH	1420 & 1422 GILLETTE ST	1420 GILLETTE ST	LA CROSSE WI 54603
17-10151-130	SPARKS HOLDINGS LLC	1416 1418 GILLETTE ST	N11830 WHISPERING PINES LN	TREMPEALEAU WI 54661
17-10151-60	CHARLES K SNIDER, CYNTHIA L SNIDER	1523 PROSPECT ST	1523 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-70	LAURA M BEIRNE	1527 PROSPECT ST	1527 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-80	JESSE J STEINHOFF, KATIE HANSEN	1531 PROSPECT ST	1531 PROSPECT ST	LA CROSSE WI 54603-2250
17-10151-90	FREDERICK E TYDRICH	1539 PROSPECT ST	1539 PROSPECT ST	LA CROSSE WI 54603-2250
17-10152-100	SHEA EALEY RENTALS LLC	1548 PROSPECT ST	W8052 AUGUST AVE	HOLMEN WI 54636
17-10152-110	ANDREW J BECKER	1540 & 1542 PROSPECT ST	1540 PROSPECT ST	LA CROSSE WI 54603
17-10152-120	KAYLYNN A MCDOWELL	1536 PROSPECT ST	1536 PROSPECT ST	LA CROSSE WI 54603-2203
17-10152-90	STEVEN G BECKER, LORI A BECKER	1552 PROSPECT ST	1552 PROSPECT ST	LA CROSSE WI 54603-2203
17-10153-10	VUE LEE, SONG V LEE	1530 PROSPECT ST	1513 WOOD ST	LA CROSSE WI 54603-2241
17-10153-130	DANG XIONG, YANG THAO L XIONG	1612 PROSPECT ST	1612 PROSPECT ST	LA CROSSE WI 54603-2268
17-10153-140	KIMBERLY M NISSALKE	1608 PROSPECT ST	1608 PROSPECT ST	LA CROSSE WI 54603
17-10154-10	TED A DUNCAN, MARY ANN DUNCAN	1602 & 1604 PROSPECT ST	1064 TERRACE DR	ONALASKA WI 54650-2130

Properties within 300 feet of 1402 & 1410 Gillette St & 1552 Loomis St.

Owner	BNW ENTERPRISES LLC	1402 GILLETTE ST & 1552 LOOMIS ST	S1350 GARLICK RD	WESTBY WI 54667
Applicant	NICHOLAS WEBB		S1350 GARLICK RD	WESTBY WI 54667

Properties within 300 feet of 1402 Gillette St & 1552 Loomis St.



**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 Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

Property is presently: three rental units, one single family & one duplex

Property is proposed to be: three rental units, one single family & one duplex

Rezoning is necessary: to allow for the continued use of the property as three rental units

Tax Parcel 17-10150-50; 1402 & 1410 Gillette St. and 1552 Loomis St.

The City Plan Commission will meet to consider such application on **Monday, March 2, 2026, 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, March 3, 2026, 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, March 12, 2026, 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 26-0133).

Dated this 10th day of February, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

Published: February 17 & 24, 2026
One (1) Affidavit

CITY CLERK

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

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:

February. 17 2026, February. 24 2026

NOTICE ID: qlg2XtNbdIM4cfc5zvuB

PUBLISHER ID: COL-WI-102030

NOTICE NAME: Rezoning - Gillette & Loomis

Publication Fee: \$175.31

Section: Legals

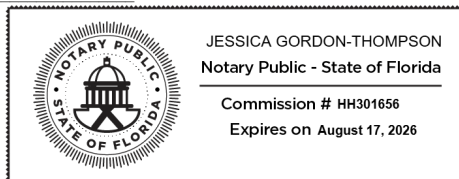
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **02/24/2026**

J. Gordon-Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

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Dated this 11th day of February, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse
2/17, 2/24 LAC
COL-WI-102030 WNAXLP

Agenda Item 26-0133 (Jenna Dinkel)

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 Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

General Location

Council District 3, Logan Northside Neighborhood Association. Located on the corner of Gillette and Loomis Street as depicted on attached Map PC26-0133. The property is surrounded by R-1 Single Family and some R2-Residence.

Background Information.

The applicant is requesting a rezoning from R-1 Single Family to R-3 Special Residence District. There is currently a duplex and an accessory structure with a dwelling unit and attached garage on the property. The dwelling unit on the accessory structure was added around 2018. No permits were obtained to add the dwelling to the accessory structure. The property has since been sold to a new property owner.

Prior to the dwelling unit in the accessory structure the property was legal non-conforming. The property is now non-conforming. The Building and Inspections Department conducted an inspection of the property. The inspection verified the violation of code with two principal structures on one lot.

The rezoning to R-3 Special Residence District is one of the steps needed to bring this property into compliance. The property owner will also need to submit plans to connect the two structures to Building & Inspections and receive a setback variance from the Board of Zoning Appeals.

Recommendation of Other Boards and Commissions

N/A

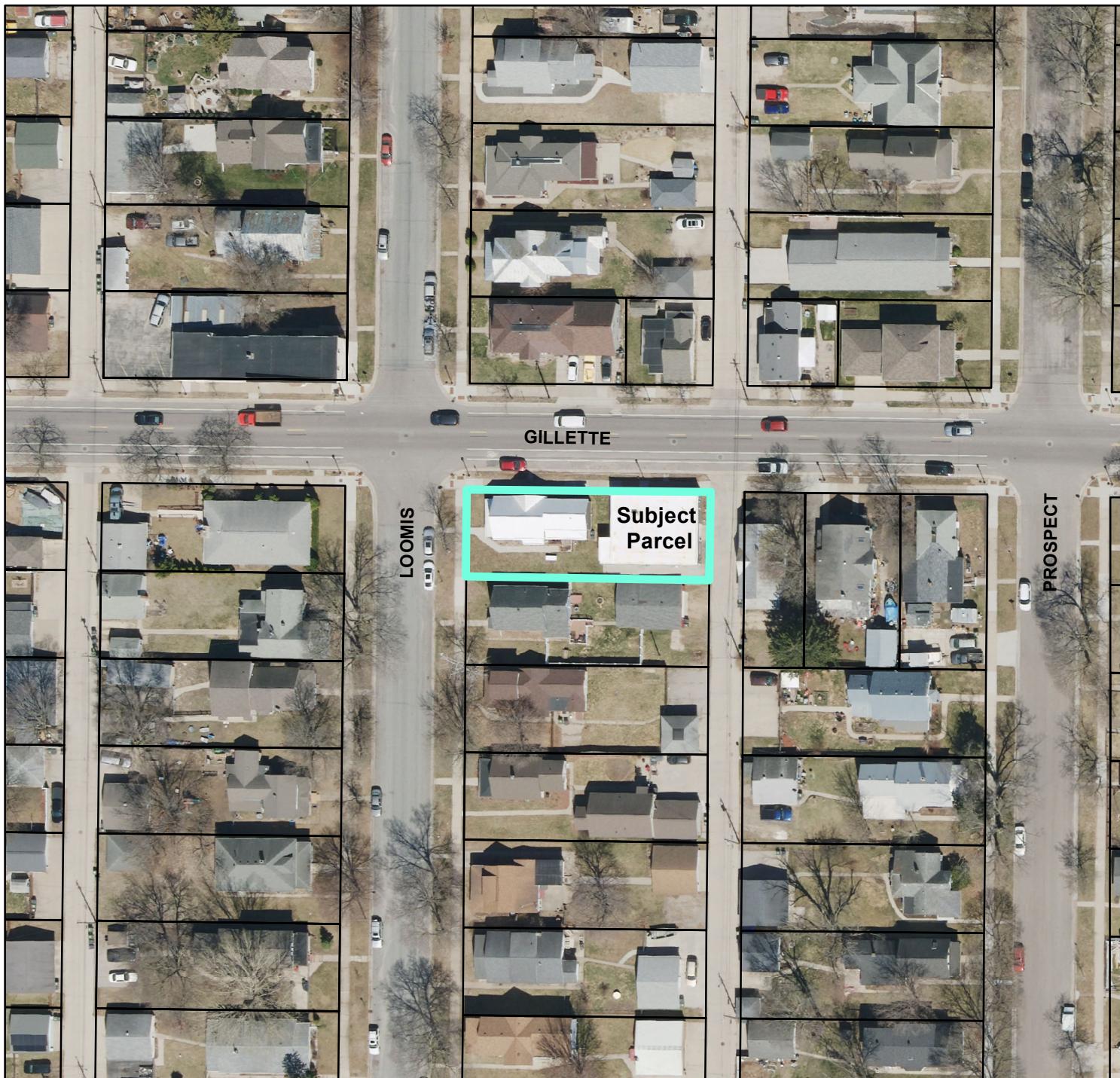
Consistency with Adopted Comprehensive Plan

This property is located in the Logan Northside Neighborhood. In the Logan Northside Neighborhood, low-density residential is a desirable use. The use of a three-unit is a desirable use in the Comprehensive Plan.



















Staff Recommendation

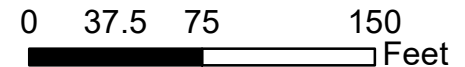
Referral – Staff recommends a 60-day referral so the applicant can submit a variance request to the Board of Zoning Appeals.

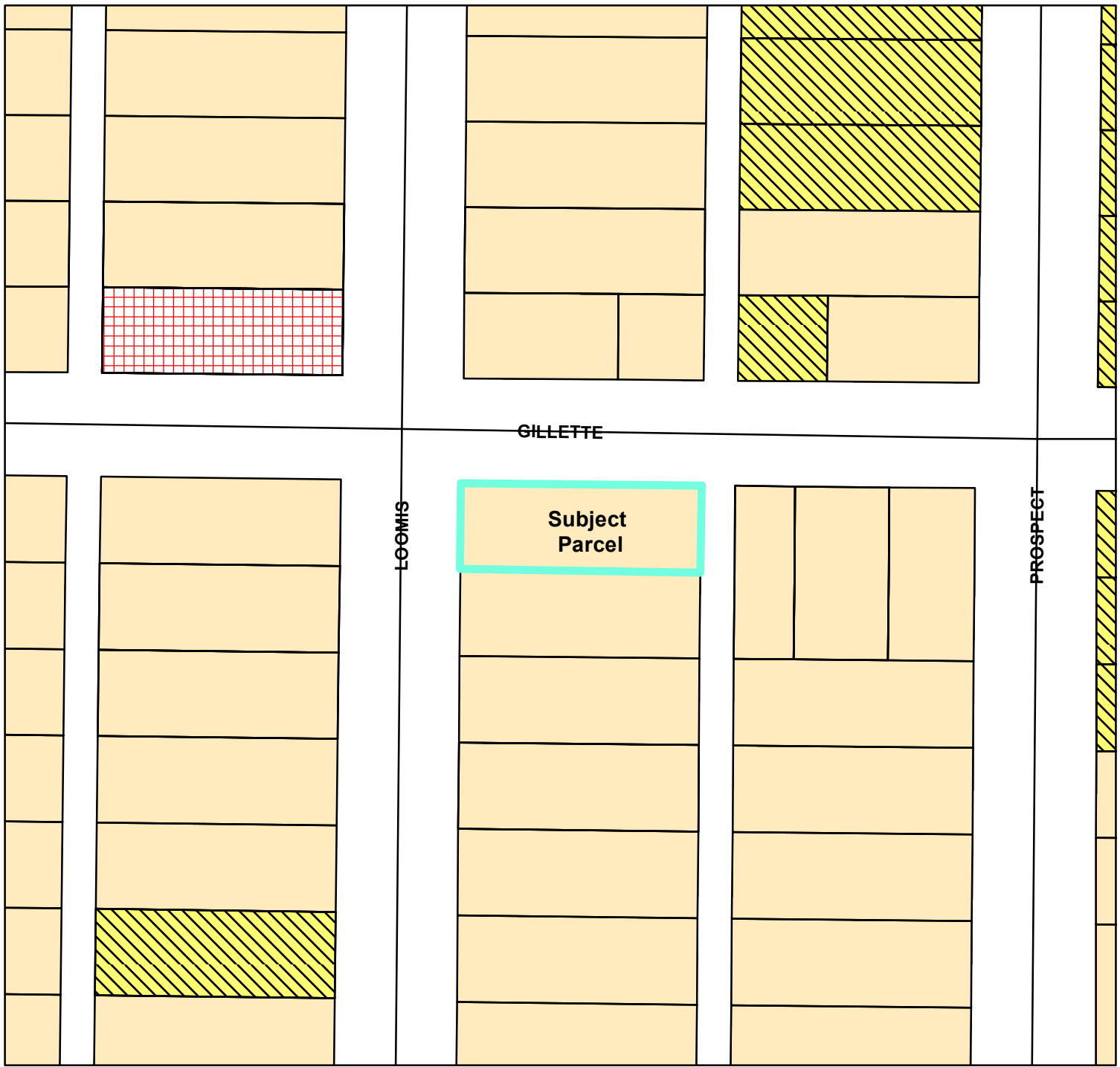
Routing J&A 3.03.26



BASIC ZONING DISTRICTS

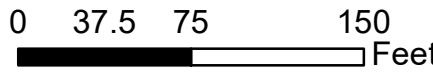
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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





BASIC ZONING DISTRICTS

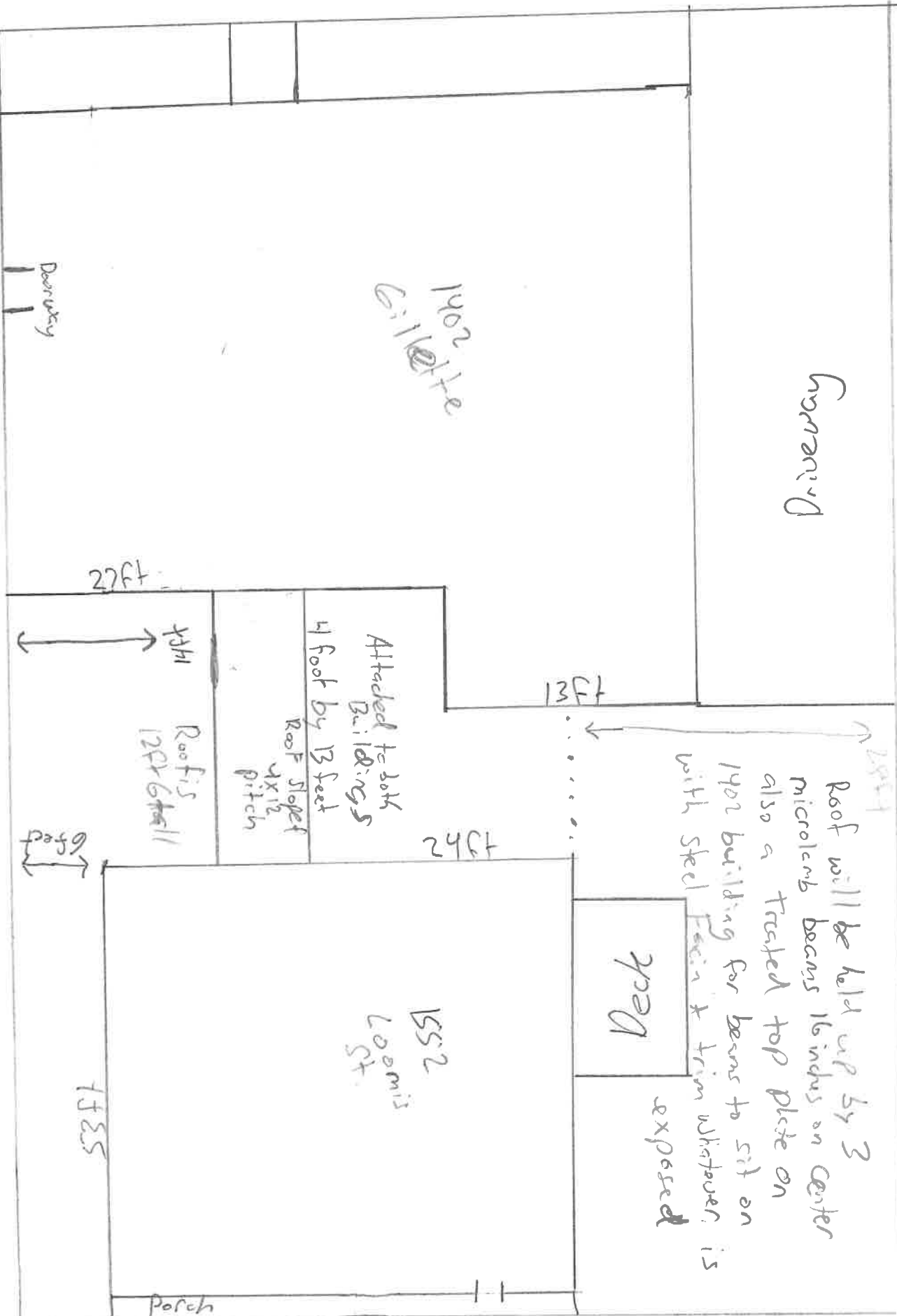
- R1 - SINGLE FAMILY
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Ally

Gillette St.

Sidewalk



207 lot

Agenda Item 26-0133 (Jenna Dinkel)

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 Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

General Location

Council District 3, Logan Northside Neighborhood Association. Located on the corner of Gillette and Loomis Street as depicted on attached Map PC26-0133. The property is surrounded by R-1 Single Family and some R2-Residence.

Background Information.

The applicant is requesting a rezoning from R-1 Single Family to R-3 Special Residence District. There is currently a duplex and an accessory structure with a dwelling unit and attached garage on the property. The dwelling unit on the accessory structure was added around 2018. No permits were obtained to add the dwelling to the accessory structure. The property has since been sold to a new property owner.

Prior to the dwelling unit in the accessory structure the property was legal non-conforming. The property is now non-conforming. The Building and Inspections Department conducted an inspection of the property. The inspection verified the violation of code with two principal structures on one lot.

The rezoning to R-3 Special Residence District is one of the steps needed to bring this property into compliance. The property owner will also need to submit plans to connect the two structures to Building & Inspections and receive a setback variance from the Board of Zoning Appeals.

Recommendation of Other Boards and Commissions

City Plan Commission recommended a 60-day referral on March 2, 2026.

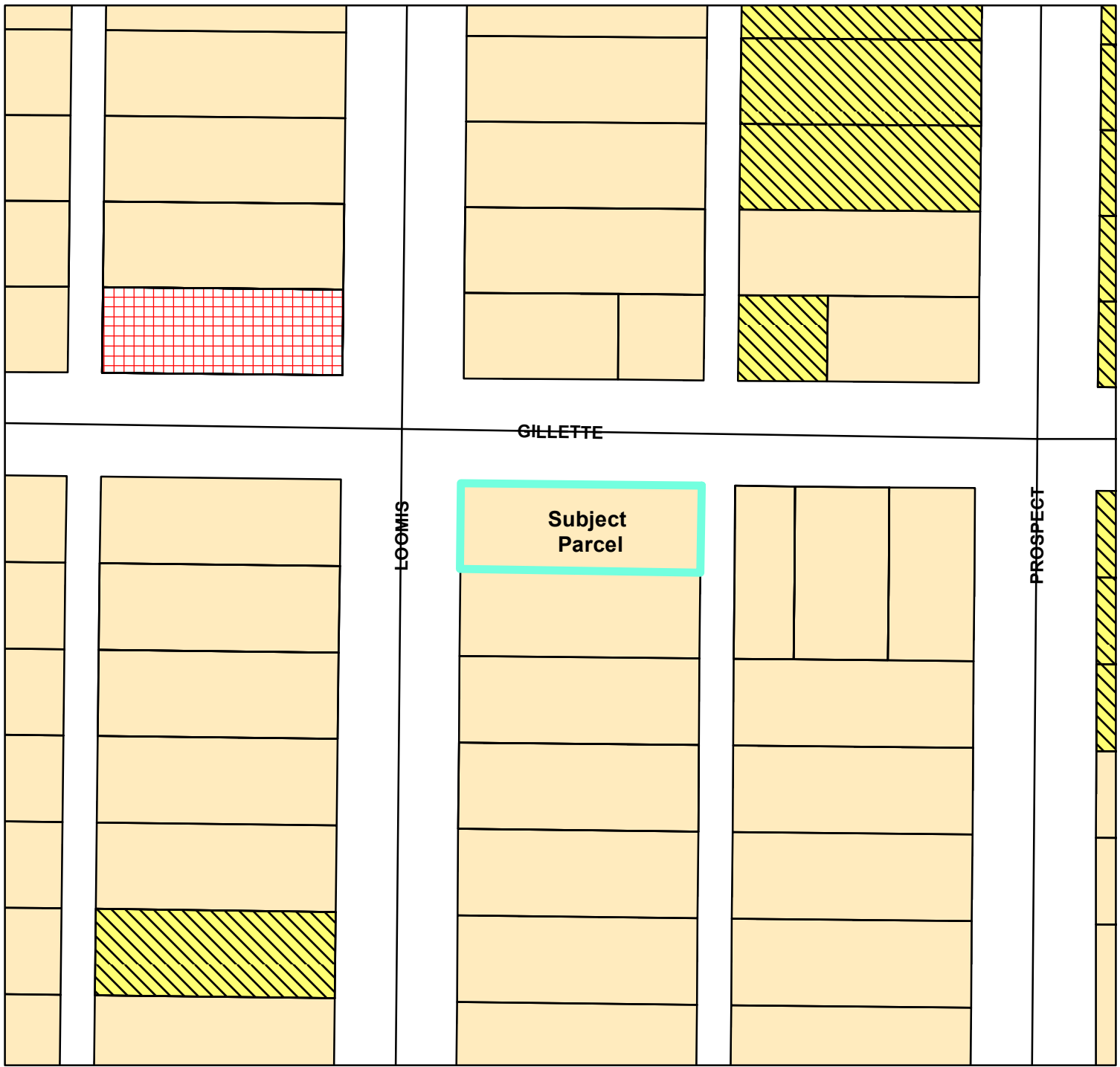
Consistency with Adopted Comprehensive Plan

This property is in the Logan Northside Neighborhood. In the Logan Northside Neighborhood, low-density residential is a desirable use. The use of a three-unit is a desirable use in the Comprehensive Plan.

Staff Recommendation

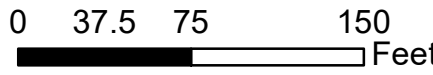
Referral – Staff recommends a 30-day referral for the applicant to submit a variance request to the Board of Zoning Appeals. The applicant has been working with Building and Inspections to submit the application to go to the May Board of Zoning Appeals meeting.

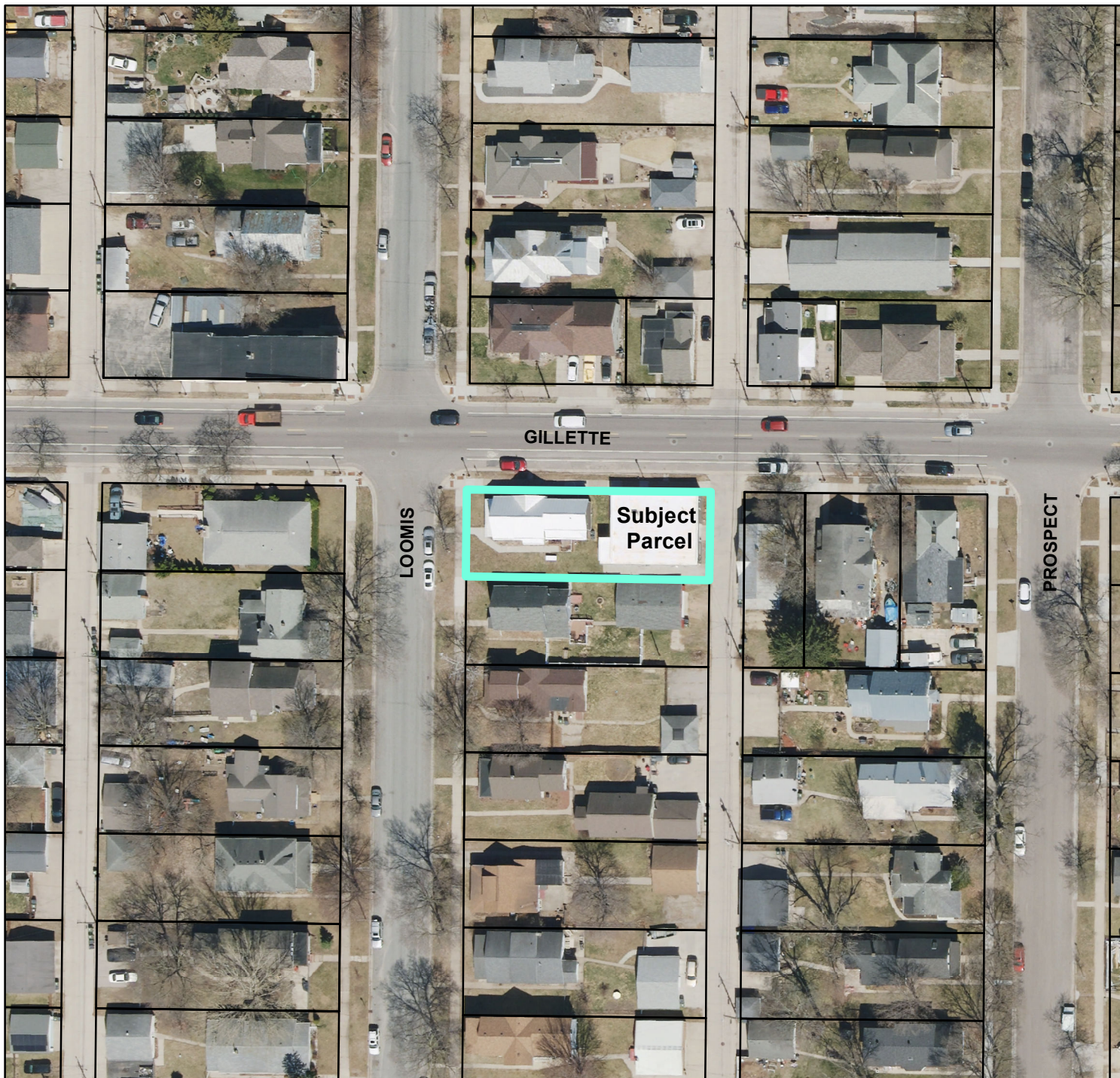
Routing J&A 5.05.26



BASIC ZONING DISTRICTS

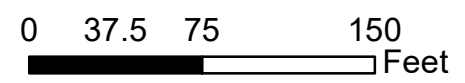
- R1 - SINGLE FAMILY
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BASIC ZONING DISTRICTS

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-  SUBJECT PROPERTY





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0144

Agenda Date: 5/5/2026

Version: 1

Status: Referred

In Control: Judiciary & Administration Committee

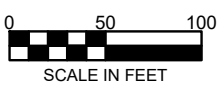
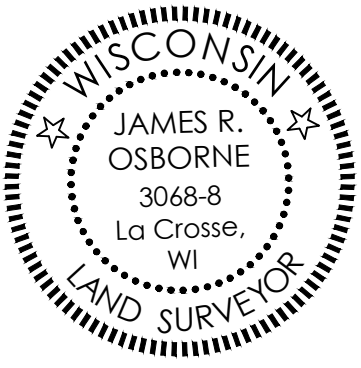
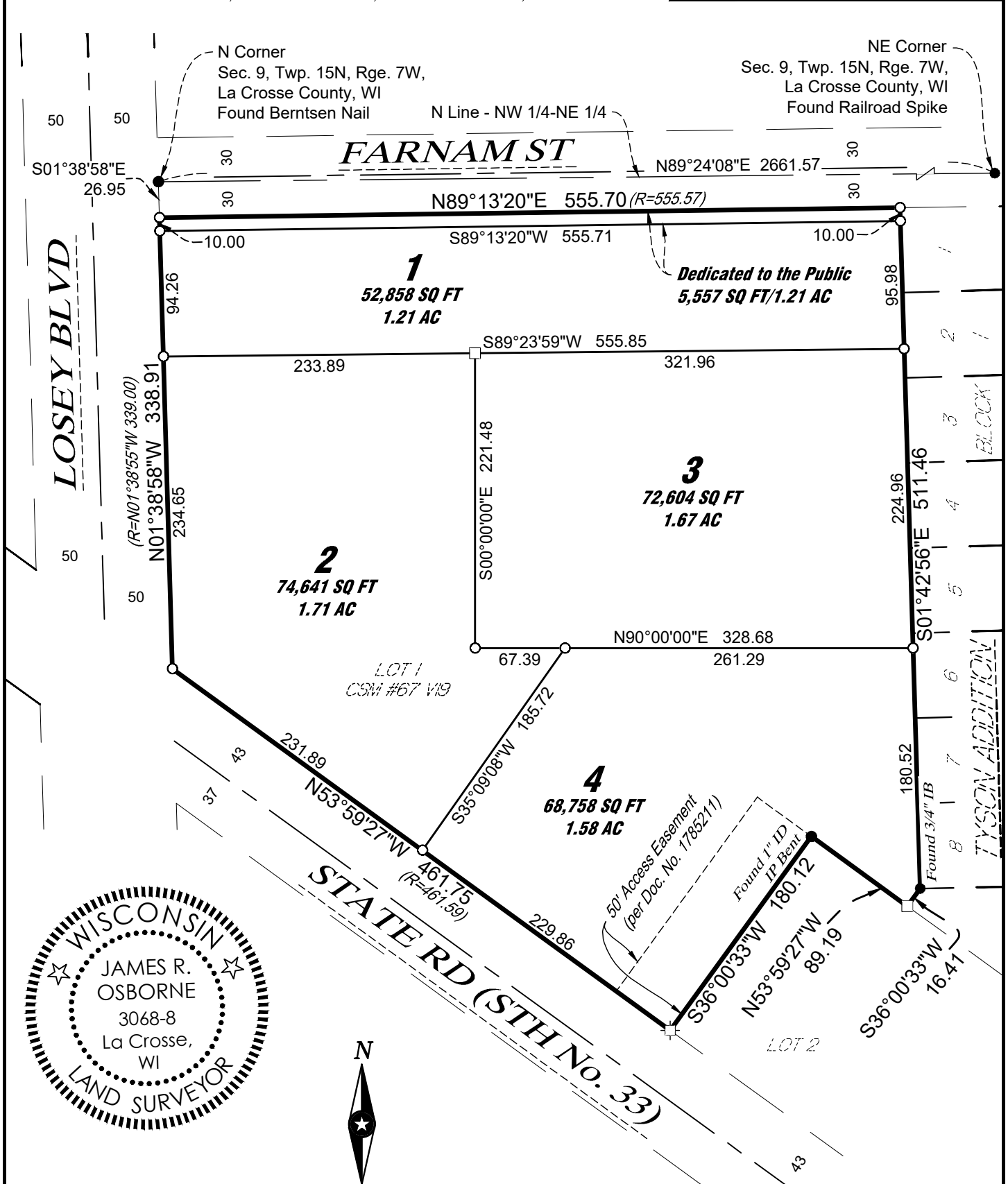
File Type: Plat/Certified Survey
Map

Agenda Number: 2.

ISG

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



LEGEND

- SET 3/4" DIA. x 24" LONG IRON ROD, 1.47 LBS/LINEAL FOOT
- SET MAGNAIL
- ⊕ SET SAWCUT "+"
- (R=_) RECORDED AS

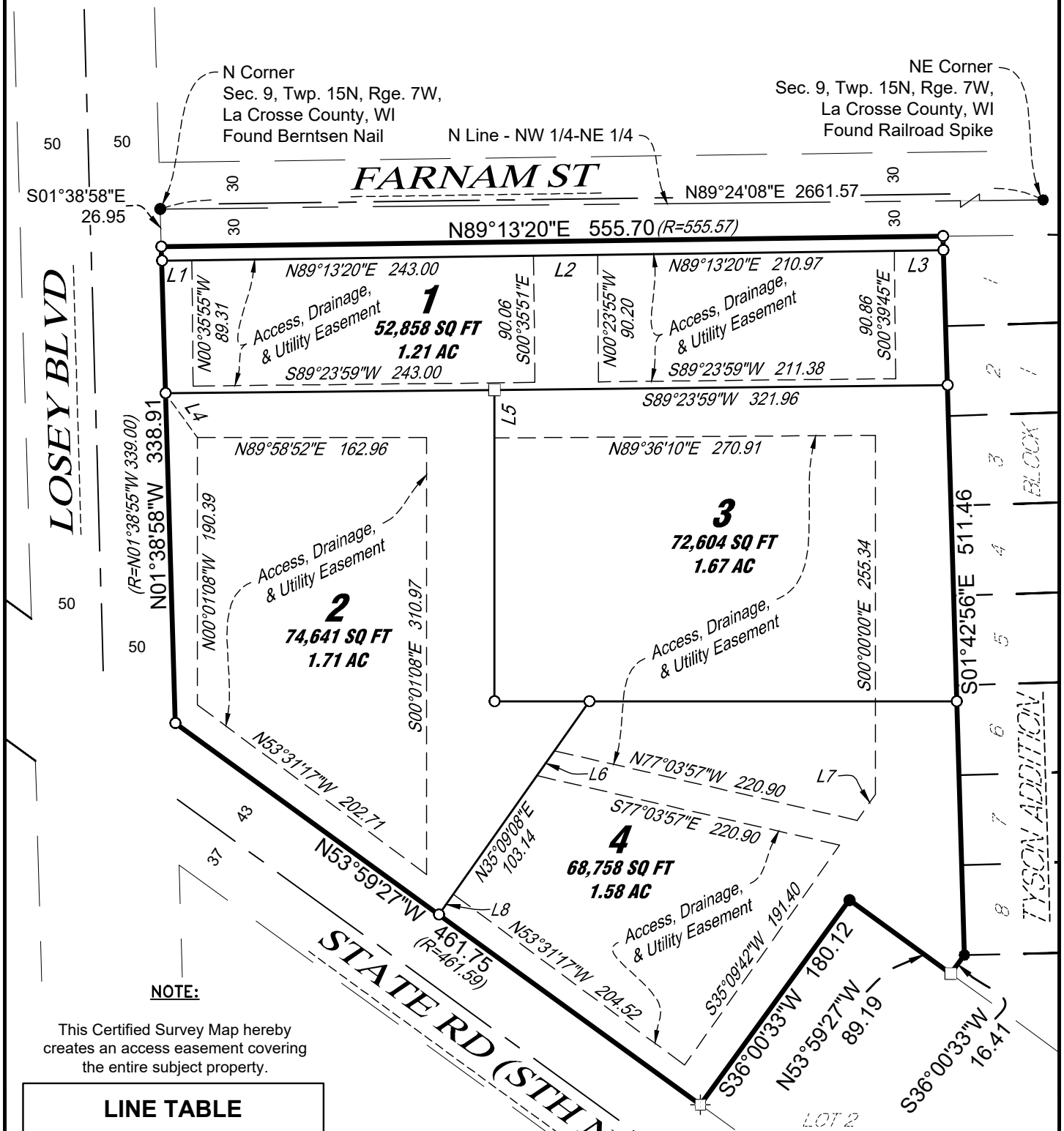
BEARING BASIS:

The orientation of this bearing system is based on the north line of the NE 1/4 of Section 9, Township 15, Range 7. Said line bears North 89 degrees 24 minutes 08 seconds East.

SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP

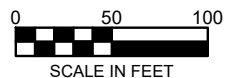
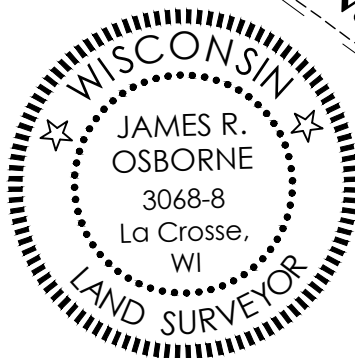
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NOTE:

This Certified Survey Map hereby creates an access easement covering the entire subject property.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°13'20"E	21.38
L2	N89°13'20"E	45.51
L3	N89°13'20"E	34.85
L4	S35°47'59"E	38.61
L5	S0°00'00"E	34.20
L6	S35°09'08"W	21.60
L7	S35°09'42"W	22.63
L8	S35°09'08"W	17.88



ISG

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED
IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 15
NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LAND DESCRIPTION:

Lot 1 of Certified Survey Map Number 67, Volume 19, Document Number 1761262 located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin.

CERTIFICATION:

I, James R. Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with the City of La Crosse Chapter 113 and Chapter 236.34 of the Wisconsin State Statutes as per agreement with MKB Copper Rocks LLC who has requested such survey.

CITY OF LA CROSSE APPROVAL CERTIFICATE

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

Dated this ____ day of _____, 20__.

City Clerk

OWNERS CERTIFICATE

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval, the City of La Crosse.

Dated this ____ day of _____, 20__.

Name Title

State of Wisconsin)

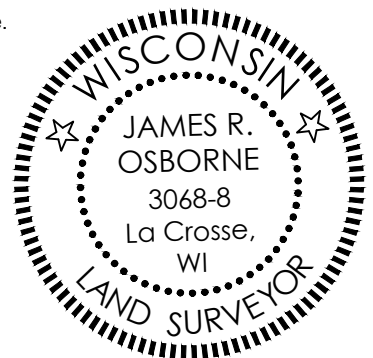
County of _____) SS

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

(Notary Seal) _____ Notary Public, _____ County, Wisconsin

My commission expires: _____

NOTE: Field work was completed on March 11, 2026.



LAND SURVEYOR:

James R Osborne PLS 3068
ISG
201 Main St. Ste. 1022
La Crosse, WI 54601

OWNER:

MKB Copper Rocks, LLC



CITY OF LA CROSSE, WISCONSIN

Rev. 1/2021

CERTIFIED SURVEY MAP SUBMITTAL & REVIEW CHECK LIST

X with request for Right-of-Way designation + Waiver of Plat-Requirements
CSM located in Extra-Territorial Jurisdiction (Council Approval Required)
CSM located in the City (Department Review Only)

Extra-Territorial Review: BEFORE FILING WITH THE CITY, you must have both Town and County approvals. The Plan Commission may not consider any land division which did not have prior approval by the approving authorities for both the Town(s) and La Crosse County.

Town Board Approved: (date) La Crosse County Approved: (date)

To be completed by property owner/surveyor with submittal (*incomplete checklist may cause a delay in the review):

Current Tax Parcel Number(s): 17-50298-32

Map ID / Location: 2415 State Road

Surveyor: ISG Phone No. 608-789-2034

Property Owner: MKB Copper Rocks, LLC Phone No. 608-782-7368

**circle who should be called when CSM is ready for pick up.

I am the property owner of record, and I approve of this CSM: (signature) (property owner signature)

*In lieu of owner's signature on this submittal checklist, you may provide written communication from property owner.

Purpose of CSM and intended outcome (or attach a letter explaining):

As part of the redevelopment, the existing site will be subdivided into four separate parcels. MKB Copper Rocks, LLC and Three Sixty are requesting that the requirement for a subdivision plat per section 113-9 of the City of La Crosse Municipal Code of Ordinances be waived allowing for the use of a Certified Survey Map (CSM) to divide the existing lot as part of the PDD process.

Have you worked with any other Department/staff person with regard to this CSM? If so, who?

Previously worked with planning staff on the site rezoning and CSM.

Have you received any other decision with regard to this CSM from any City board, commission or committee?

If so, which one and when?

It was approved 4 years ago by Plan Commission, J & A and city council when the property was rezoned for PDD in 2022.

To be completed by City Clerk at time of filing:

2/9/2026 Original Document for Signature. (Clerk will make a photocopy which is distributed for review.)

2/16/2026 Review Fee (cash, check payable to City Treasurer or credit card with convenience fee)

\$300 - \$200.00 - First Application

\$150 - \$100.00 - Reapplication of the same CSM

Internal Review Routing & Email to County Surveyor. (Initiated by Clerk with complete filing.)

Original CSM Issued. (Upon approval, the original will be signed and available for pick up.)

To be completed by each Reviewing Department before the City Clerk will sign.

BUILDING AND INSPECTIONS APPROVAL

This Certified Survey Map is hereby approved by the Chief Inspector.

Dated this _____ day of _____, 20__.

Chief Inspector

Comments: _____

CITY UTILITIES (WATER – STORM – SEWER) APPROVAL

This Certified Survey Map is hereby approved by the City Utilities Office.

Dated this _____ day of _____, 20__.

Water Storm Sewer

Utilities Office

Comments: _____

ASSESSOR APPROVAL

This Certified Survey Map is hereby approved by the Assessor.

Dated this _____ day of _____, 20__.

Assessor

Comments: _____

ENGINEERING DEPARTMENT APPROVAL

This Certified Survey Map is hereby approved by the City Surveyor.

Dated this _____ day of _____, 20__.

Engineering/Surveyor

Comments: _____

PLANNING DEPARTMENT APPROVAL

This Certified Survey Map is hereby approved by the Planning Department.

Dated this _____ day of _____, 20__.

Planner

Comments: _____

COMMON COUNCIL APPROVAL, if required

Resolved that this Certified Survey Map is hereby approved by the Common Council of the City of La Crosse.

Dated this _____ day of _____, 20__.

Mayor (required only if signing off prior to expiration of veto period)

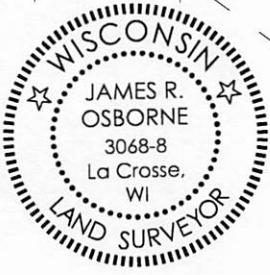
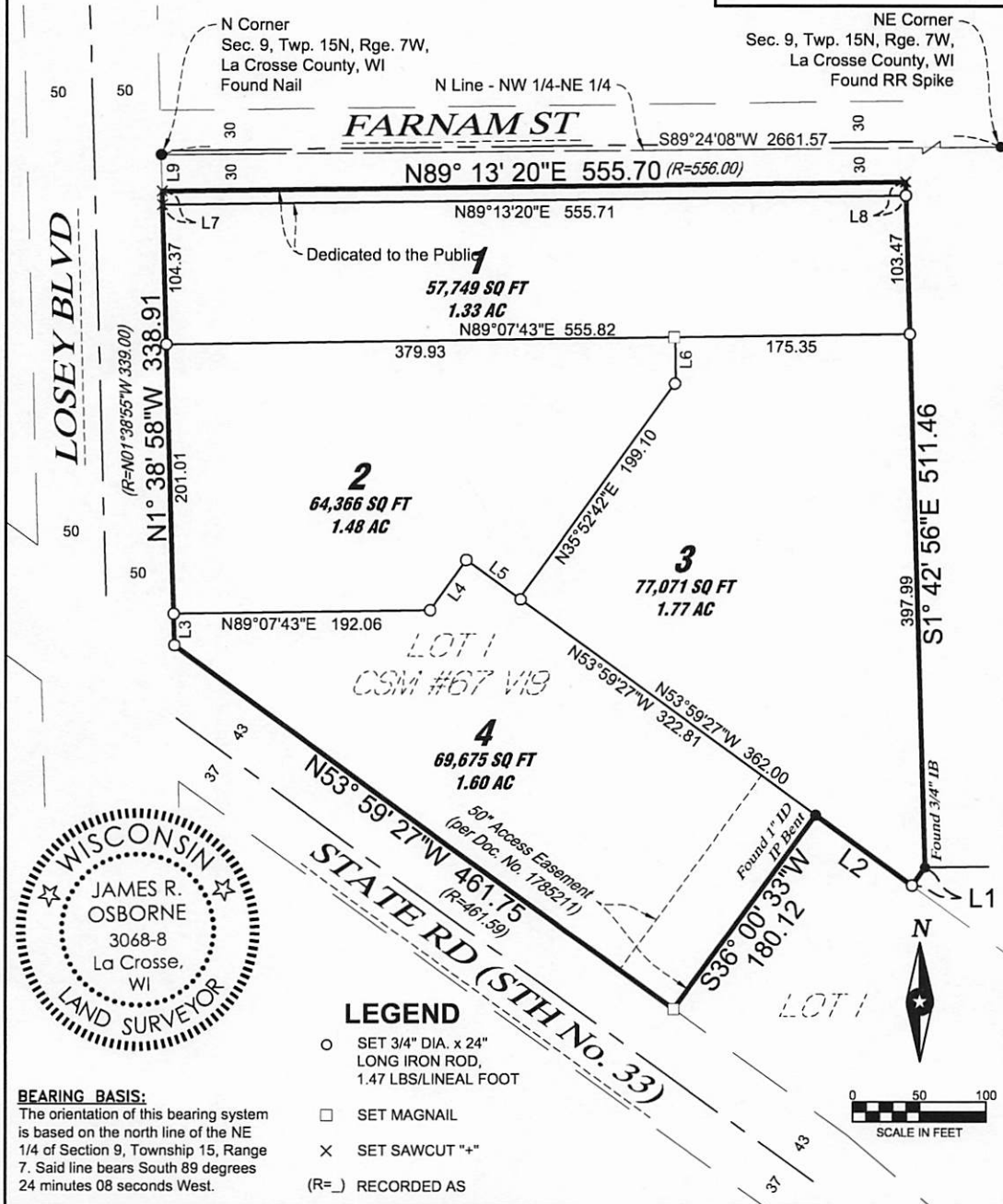
I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of La Crosse.

Dated this _____ day of _____, 20__.

City Clerk

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED
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NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



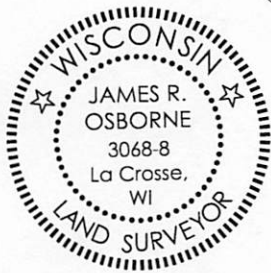
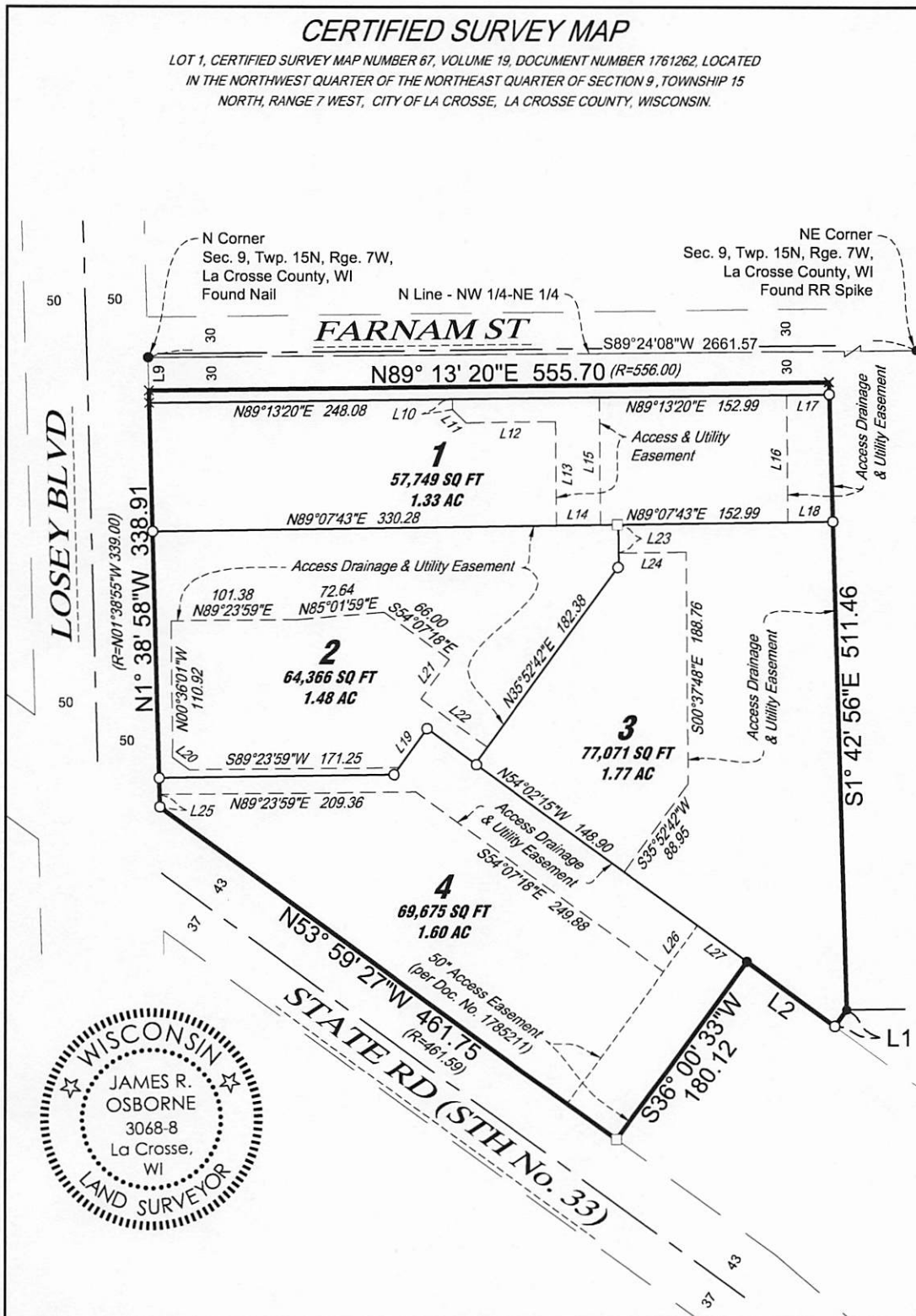
BEARING BASIS:
The orientation of this bearing system is based on the north line of the NE 1/4 of Section 9, Township 15, Range 7. Said line bears South 89 degrees 24 minutes 08 seconds West.

- LEGEND**
- SET 3/4" DIA. x 24" LONG IRON ROD, 1.47 LBS/LINEAL FOOT
 - SET MAGNAIL
 - × SET SAWCUT "+"
 - (R=) RECORDED AS

	CERTIFIED SURVEY MAP		
	THIS DOCUMENT IS THE PROPERTY OF ISG GROUP, INC. IT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR WRITTEN CONSENT.	PROJECT NO.: 21-25290	
	FILE NAME: 25290 CSM	DRAWN BY: JRO	
	REVISED:		SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP NUMBER 67, VOLUME 19, DOCUMENT NUMBER 1761262, LOCATED
IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 15
NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP



THIS DOCUMENT IS THE PROPERTY OF ISG GROUP, INC. IT IS TO BE USED, COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT NO.:	21-25290
FILE NAME:	25290 CSM
DRAWN BY:	JRO
REVISED:	

SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP

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NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

LAND DESCRIPTION:

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CERTIFICATION:

I, James R. Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with Chapter 236.34 of the Wisconsin State Statutes as per agreement with MKB Copper Rocks LLC who has requested such survey.

CITY OF LA CROSSE APPROVAL CERTIFICATE

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

Dated this ____ day of _____, 20__.

City Clerk

OWNERS CERTIFICATE

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval, the City of La Crosse.

Dated this ____ day of _____, 20__.

Name Title

State of Wisconsin)

County of _____) SS

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

(Notary Seal) _____ Notary Public, _____ County, Wisconsin

My commission expires: _____

NOTE: Field work was completed on February 21, 2022.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.41	S36°00'33"W
L2	89.18	N53°59'27"W
L3	23.52	N1°38'58"W
L4	46.23	N35°36'26"E
L5	48.83	S53°59'27"E
L6	33.59	N0°52'17"W
L7	10.00	N1°38'58"W
L8	10.00	S1°42'56"E
L9	26.95	S1°38'58"E
L10	8.26	S0°36'01"E
L11	15.36	S45°36'01"E
L12	73.25	N89°23'59"E
L13	84.45	S0°36'01"E
L14	35.75	N89°07'43"E
L15	103.76	N0°36'01"W
L16	103.51	N0°36'01"W
L17	34.77	N89°13'20"E
L18	36.79	N89°07'43"E
L19	39.17	S35°36'26"W
L20	17.18	N54°07'18"W
L21	39.36	S35°52'42"W
L22	67.01	S54°07'18"E
L23	22.80	S0°52'17"E
L24	55.00	N89°23'59"E
L25	10.13	N1°38'58"W
L26	46.68	N36°00'33"E
L27	50.00	S53°59'27"E

	CERTIFIED SURVEY MAP		SHEET 3 OF 3 SHEETS	
	THIS DOCUMENT IS THE PROPERTY OF ISG GROUP, INC. IT IS TO BE USED, COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.	PROJECT NO.:		21-25290
	FILE NAME:	25290 CSM		
	DRAWN BY:	JRO		
REVISED:				

Memorandum

Copper Rocks Waiver Request



To: City of La Crosse Common Council
Date: February 6, 2026
Subject: Copper Rocks Waiver Request

MKB Copper Rocks, LLC (MKB) and Three Sixty Real Estate Solutions, LLC (Three Sixty) are working on a joint venture agreement to develop the former “Kmart” Site located at 2415 State Road, La Crosse. The proposed “Copper Rocks” project will consist of two townhome buildings and three mixed-use buildings. As part of the project, the existing lot will be subdivided into 4 separate parcels and a rezoning request to Planned Development District (PDD) will be made. MKB and Three Sixty are requesting a waiver of the requirement of a subdivision plat per 113-09, Waiver of Requirements, and request to use a Certified Survey Map in its place.



February 17, 2026

MKB COPPER ROCKS LLC
C/O KIRK STOA
3800 EMERALD DR E
ONALASKA WI 54650

JAMES OSBORNE, SURVEYOR
201 MAIN ST, STE 1020
LA CROSSE WI 54601

Re: Certified Survey Map

We are in receipt of the *Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.*

The CSM will be considered at the following meetings:

City Plan Commission	Monday, March 2, 2026 at 4:00 p.m. Council Chambers, City Hall – first floor
Judiciary & Administration Committee	Tuesday, March 3, 2026, at 6:00 p.m. Council Chambers, City Hall – first floor
Common Council	Thursday, March 12, 2026 at 6:00 p.m. Council Chambers, City Hall – first floor

We recommend someone attend the CPC and J&A meetings where public hearing is allowed; there may be questions or comments from a committee or council member or another citizen. Public hearing is not allowed at the Council meeting, although you are welcome to attend. The CSM will appear on the agendas as file 26-0144 (the associated rezoning petition is file 26-0143 and is also scheduled for the meetings above).

Attendance at the meetings is allowed either in person or virtually. I will also be sending an email with the links to the agenda and Zoom meeting. If you have any questions, comments, or concerns; do not hesitate to contact me.

Sincerely,

Sondra Craig, Deputy City Clerk
(608) 789-7549
craigs@cityoflacrosse.org

Craig, Sondra

From: Reinhart, David
Sent: Tuesday, February 17, 2026 10:18 AM
To: Craig, Sondra
Subject: RE: For Review: CSM - 2415 State Road (Copper Rocks)

Sondra,

B&I cannot approve until the existing building is removed and the zoning approved.

Thanks,

David Reinhart

Chief Building Inspector

Building & Inspections

400 La Crosse St., La Crosse, WI 54601

Office: 608-789-7564

From: Craig, Sondra <craigs@cityoflacrosse.org>

Sent: Tuesday, February 17, 2026 9:35 AM

To: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>

Subject: For Review: CSM - 2415 State Road (Copper Rocks)

Good morning,

Attached for your review is a CSM for 2415 State Road. They are requesting a waiver of City platting requirements and dedicating public right-of-way, so this will be routed through Council for approval as well as your review (March meetings). Waiver request is attached just for additional information, if needed for some of you.

Please let me know if you approve or have any comments that I can pass on to the owner/surveyor.

Thank you,

SONDRA CRAIG, WCMC (she/her)

Deputy City Clerk

City Clerk's Office

City of La Crosse

400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

Visit the City Clerk webpage: <https://www.cityoflacrosse.org/your-government/departments/city-clerk>

City Clerk's Office hours:

8:00 a.m. to 4:30 p.m., Monday through Thursday

8:00 a.m. to 2:00 p.m., Friday

Public Service (walk in) hours 8:00 a.m. to 4:00 p.m. Monday through Thursday & 8:00 a.m. to 12:00 p.m. on Friday in the City Hall Lobby

Agenda Item 26-0144 (Tim Acklin)

Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.

General Location

Council District 17 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0144. The property was the former K-Mart site. The property is surrounded by residential to the north and east, and commercial uses to the west and south.

Background Information

This item is also related to agenda item #26-0143.

The subject CSM is part of the Copper Rocks Development. The applicant is requesting to subdivide the existing lot the former KMart building was located on into four separate parcels as part of the proposed, new development. The new development consists of five buildings that include three multi-story, mixed-use buildings and two townhome buildings. The townhome buildings are proposed to be located on one of the lots and each of the other three buildings will each be located on the other three.

Subdividing the parcel in this way will likely require drainage, utility and access agreements as part of the final approval of the CSM.

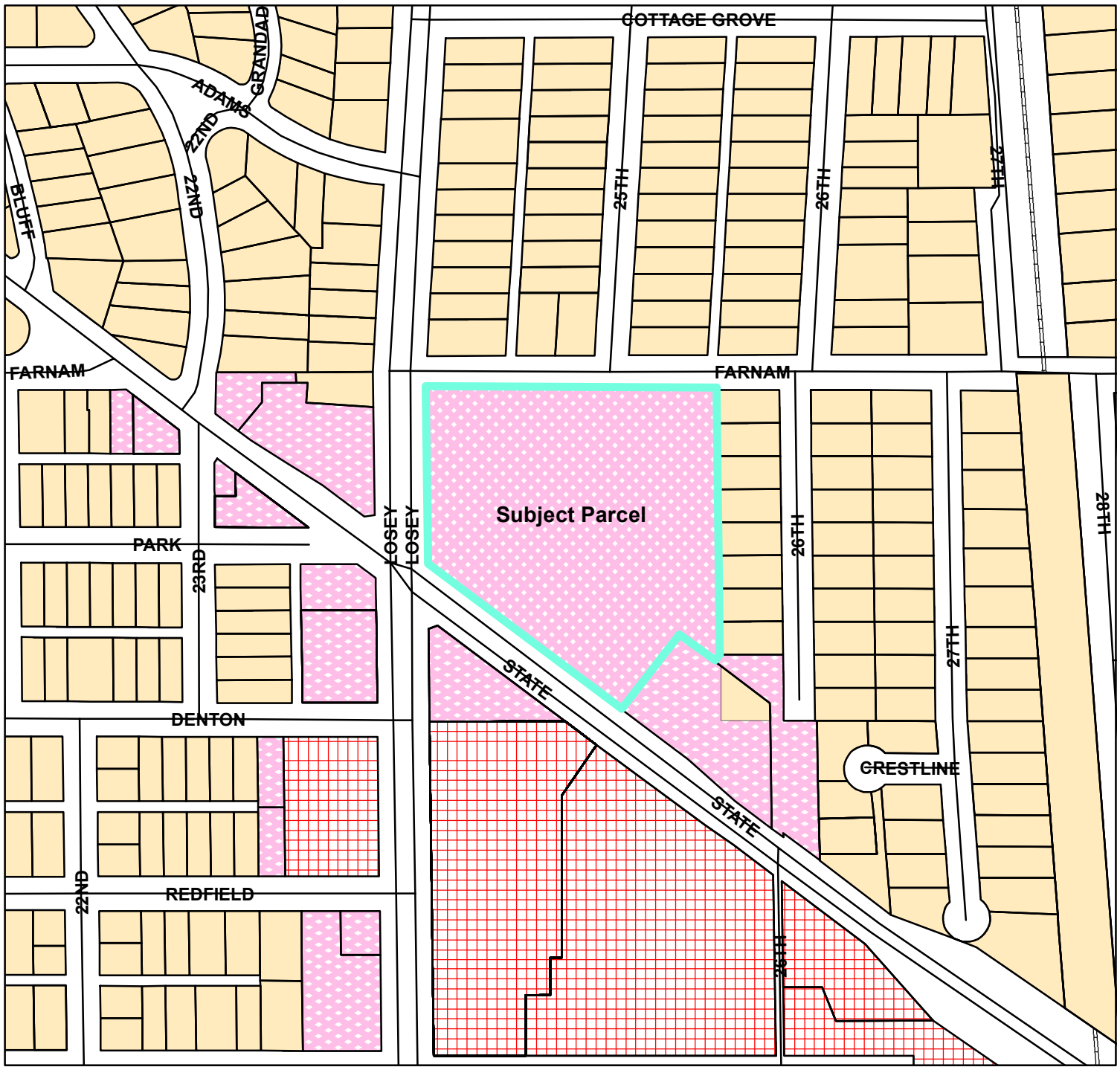
Recommendation of Other Boards and Commissions N/A**Consistency with Adopted Comprehensive Plan**

This item is part of the Copper Rocks Development. The subject property is located within the State Road Corridor (C-5) in the Land Use component of the Comprehensive Plan. The plan states that future land uses within the State Road corridor should focus on developing a mix of medium-high density residential and commercial uses that are accessible via multiple modes of transportation. The proposed development could be considered both High Density Residential and Low-Intensity Mixed-Use which are both "Desirable" land uses in this corridor making it consistent with the Comprehensive Plan.

Staff Recommendation

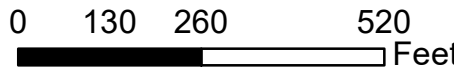
Since submittal of this item staff have been made aware by the applicant's design team that the submitted CSM was not the current version. As of February 25, 2026, an updated CSM had not been submitted to staff for review. **Until staff has the correct information to review this item is recommended for referral to the April cycle.**

Routing J&A 3.03.26



BASIC ZONING DISTRICTS

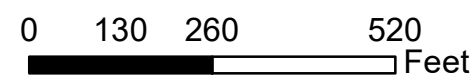
- R1 - SINGLE FAMILY
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- City Limits
- SUBJECT PROPERTY





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Agenda Item 26-0144 (Tim Acklin)

Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.

General Location

Council District 17 in the Bluffside Neighborhood Association. Located at the NE corner of the intersection of State Rd and Losey Blvd as depicted on attached Map PC26-0144. The property was the former K-Mart site. The property is surrounded by residential to the north and east, and commercial uses to the west and south.

Background Information

The subject CSM is part of the Copper Rocks Development. The applicant is requesting to subdivide the existing lot the former KMart building was located on into four separate parcels as part of the proposed, new development. The new development consists of five buildings that include three multi-story, mixed-use buildings and two townhome buildings. The townhome buildings are proposed to be located on one of the lots and each of the other three buildings will each be located on the other three.

Subdividing the parcel in this way will likely require drainage, utility and access agreements as part of the final approval of the CSM.

Recommendation of Other Boards and Commissions

This item was referred to the April 2026 legislative cycle by the Common Council at their March 2026 meeting.

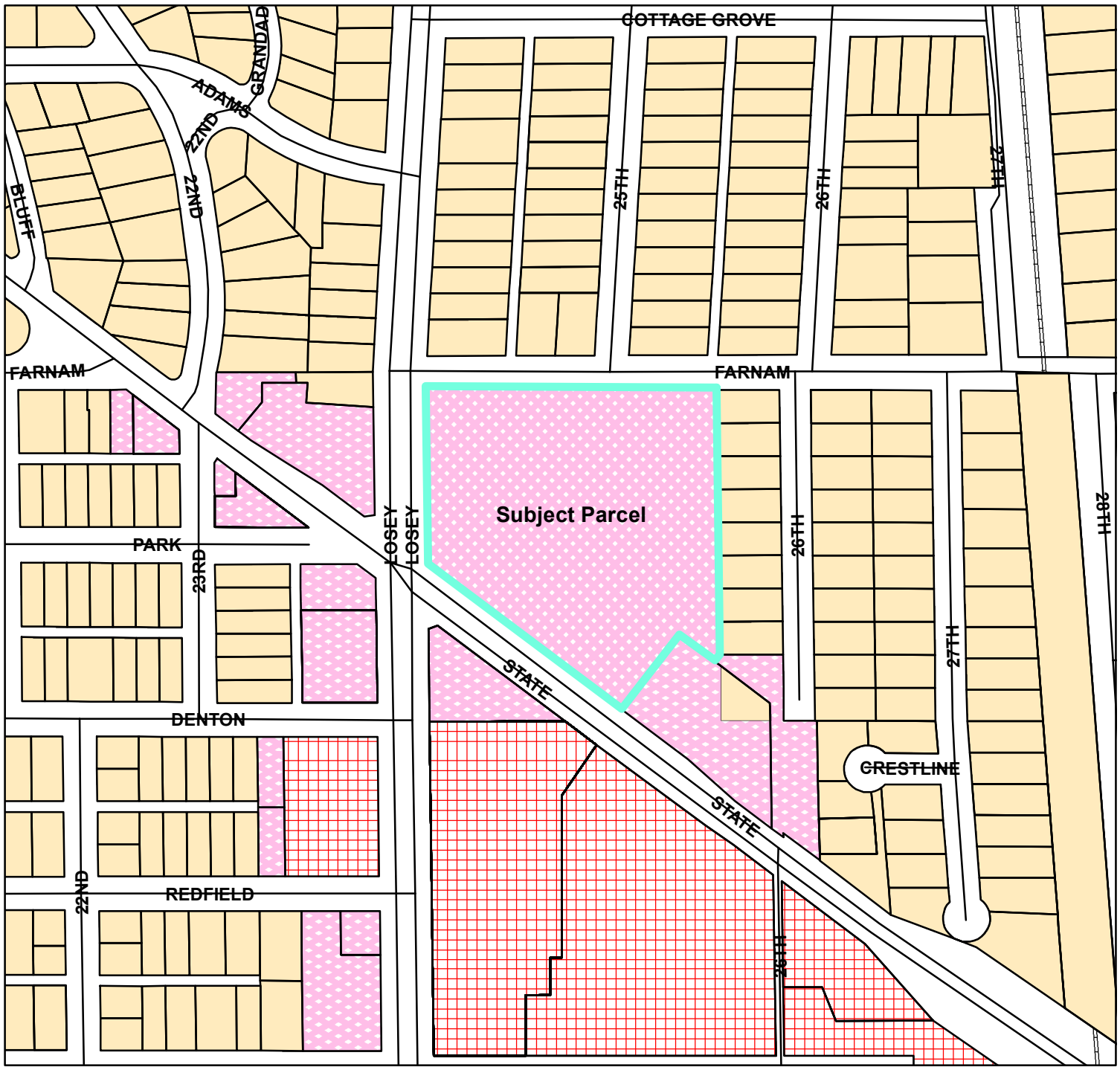
Consistency with Adopted Comprehensive Plan

This item is part of the Copper Rocks Development. The subject property is located within the State Road Corridor (C-5) in the Land Use component of the Comprehensive Plan. The plan states that future land uses within the State Road corridor should focus on developing a mix of medium-high density residential and commercial uses that are accessible via multiple modes of transportation. The proposed development could be considered both High Density Residential and Low-Intensity Mixed-Use which are both "Desirable" land uses in this corridor making it consistent with the Comprehensive Plan.

Staff Recommendation

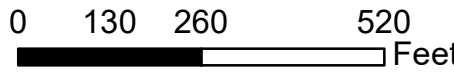
A final CSM still has not been submitted to staff for review as the applicant is currently working with staff on its finalization. It is anticipated that it will be completed and ready for the May 2026 legislative cycle. **This item is recommended for referral to the May cycle.**

Routing J&A 3.03.26



BASIC ZONING DISTRICTS

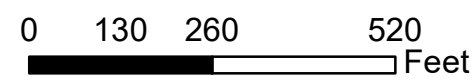
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26-0144
CERTIFIED COPY OF RESOLUTION ADOPTED AT A
REGULAR MEETING OF THE CITY PLAN COMMISSION
OF THE CITY OF LA CROSSE, WISCONSIN

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the thirtieth day of March 2026 at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements be referred for 30 days.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, this thirtieth day of March 2026



Carly Kessler, Planning & Development Administrative Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin

Craig, Sondra

From: Reinhart, David
Sent: Thursday, April 30, 2026 7:05 AM
To: Craig, Sondra
Cc: Trane, Andrea; Acklin, Tim
Subject: RE: For Review: CSM - 2415 State Road (Copper Rocks)

Sondra,

This CSM cannot be approved until the existing building is razed and removed.

Thanks,

David Reinhart

Chief Building Inspector
Building & Inspections
400 La Crosse St., La Crosse, WI 54601
Office: 608-789-7564

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Wednesday, April 29, 2026 3:17 PM
To: Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>; Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>
Subject: RE: For Review: CSM - 2415 State Road (Copper Rocks)

Good afternoon,

I received the attached a revised CSM that was just submitted today. Please let me know if you approve or have any comments or corrections that I can pass along.

Thank you,

SONDRA CRAIG, WCMC (she/her)

Deputy City Clerk

City Clerk's Office
City of La Crosse
400 La Crosse Street
La Crosse WI 54601

craigs@cityoflacrosse.org

Direct: 608.789.7549 | Office: 608.789.7510

Visit the City Clerk webpage: <https://www.cityoflacrosse.org/your-government/departments/city-clerk>

City Clerk's Office hours:

8:00 a.m. to 4:30 p.m., Monday through Thursday

8:00 a.m. to 2:00 p.m., Friday

Public Service (walk in) hours 8:00 a.m. to 4:00 p.m. Monday through Thursday & 8:00 a.m. to 12:00 p.m. on Friday in the City Hall Lobby

From: Craig, Sondra

Sent: Tuesday, February 17, 2026 9:35 AM

To: Hewitt, Dale <DHewitt@lacrossecounty.org>; Meyer, Bryan <bmeyer@lacrossecounty.org>; Acklin, Tim <Acklint@cityoflacrosse.org>; Asp, Brian <aspb@cityoflacrosse.org>; Coman, Kyle <comank@cityoflacrosse.org>; Crandall, Jay <CrandallJ@cityoflacrosse.org>; Erickson, Tina <ericksont@cityoflacrosse.org>; Gallagher, Matthew <gallagerm@cityoflacrosse.org>; Holland, Michelle <hollandm@cityoflacrosse.org>; Neumann, Shannon <Neumanns@cityoflacrosse.org>; Reinhart, David <Reinhartd@cityoflacrosse.org>; Trane, Andrea <tranea@cityoflacrosse.org>

Subject: For Review: CSM - 2415 State Road (Copper Rocks)

Good morning,

Attached for your review is a CSM for 2415 State Road. They are requesting a waiver of City platting requirements and dedicating public right-of-way, so this will be routed through Council for approval as well as your review (March meetings). Waiver request is attached just for additional information, if needed for some of you.

Please let me know if you approve or have any comments that I can pass on to the owner/surveyor.

Thank you,

SONDRA CRAIG, WCMC (she/her)

Deputy City Clerk

City Clerk's Office

City of La Crosse

400 La Crosse Street

La Crosse WI 54601

craigs@cityoflacrosse.org

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Agenda Item 26-0144 (Tim Acklin)

Certified Survey Map - Lot 1, Certified Survey Map Number 67, Volume 19, Document Number 1761262, Located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin and request for dedication of right-of-way and waiver of platting requirements.

General Location

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Background Information

The subject CSM is part of the Copper Rocks Development. The applicant is requesting to subdivide the existing lot the former KMart building was located on into four separate parcels as part of the proposed, new development. The new development consists of five buildings that include three multi-story, mixed-use buildings and two townhome buildings. The townhome buildings are proposed to be located on one of the lots and each of the other three buildings will each be located on the other three.

Subdividing the parcel in this way will require drainage, utility and access agreements as part of the final approval of the CSM.

Recommendation of Other Boards and Commissions

This item was referred to the April 2026 legislative cycle by the Common Council at their March 2026 meeting and then again to their May 2026 cycle at that meeting as the CSM still needed to be revised.

Consistency with Adopted Comprehensive Plan

This item is part of the Copper Rocks Development. The subject property is located within the State Road Corridor (C-5) in the Land Use component of the Comprehensive Plan. The plan states that future land uses within the State Road corridor should focus on developing a mix of medium-high density residential and commercial uses that are accessible via multiple modes of transportation. The proposed development could be considered both High Density Residential and Low-Intensity Mixed-Use which are both "Desirable" land uses in this corridor making it consistent with the Comprehensive Plan.

Staff Recommendation

A final CSM has been submitted and reviewed by staff. Some additional information is still needed by staff but overall, the CSM is complete.

It is recommended for approval with the following conditions:

- 1) Final approvals from the Engineering Department**

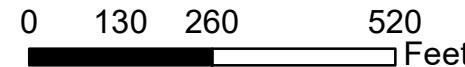
- 2) CSM may not be recorded until a Demolition Permit has been issued and the existing building is razed and removed.

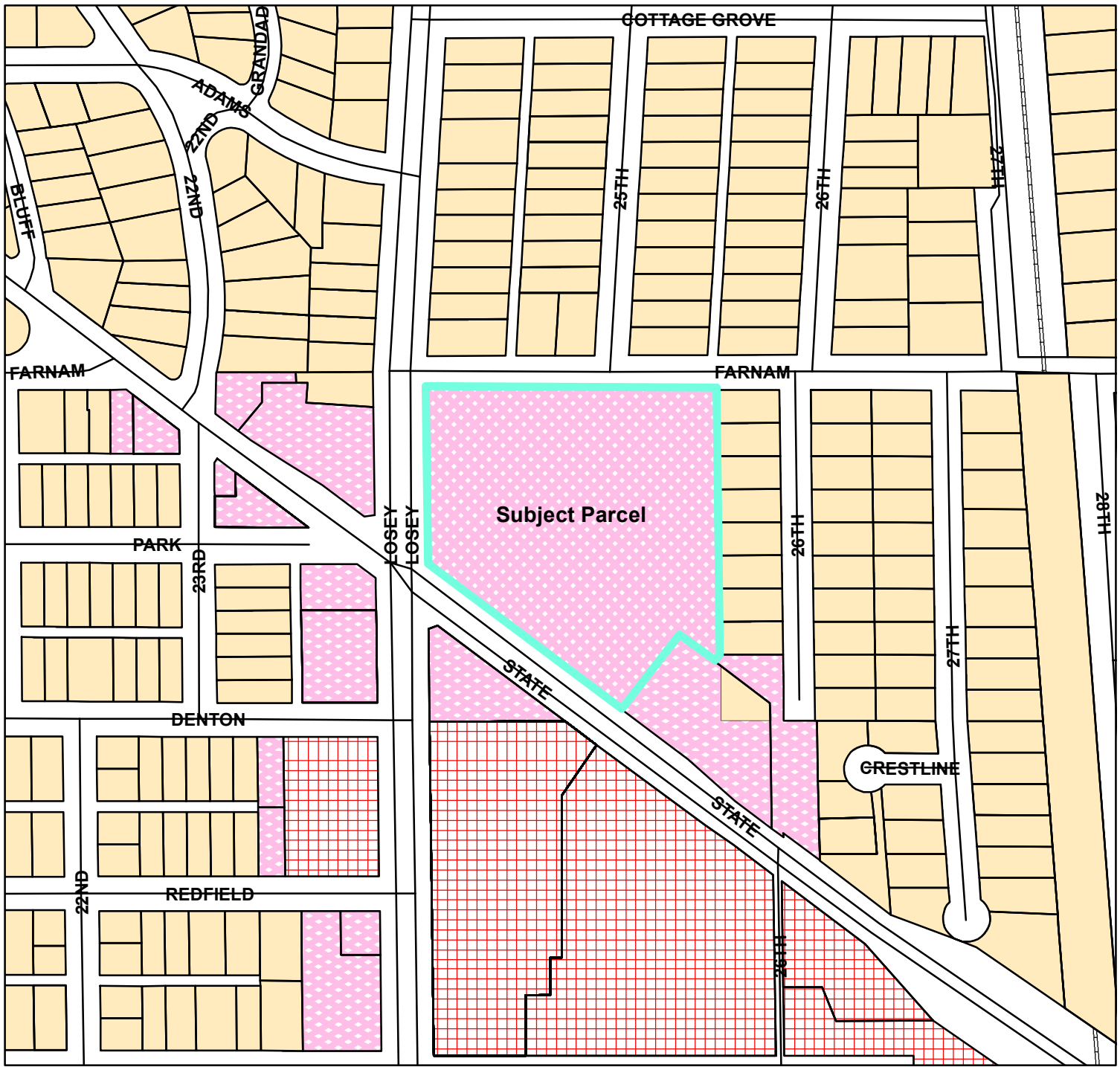
Routing J&A 5.05.26



BASIC ZONING DISTRICTS

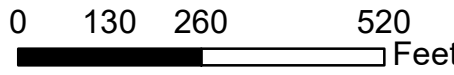
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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0379

Agenda Date: 5/5/2026

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Application

Agenda Number: 3.



Request for Exception to Standards

April 3, 2026

Mayo Employees Federal Credit Union | La Crosse, WI

Mayo Employees Federal Credit Union is requesting an exception to the City of La Crosse Standards for a site plan design with regards to parking placement on the site. Mayo Employees Federal Credit Union located at 605 West Avenue South is proposing to demolish their existing building and construct a new 2,600 square foot single story building with two lane drive-up canopy. To allow this project to proceed, the Credit Union is requesting the City of La Crosse provide an exception for the employee parking located on the north side of the building. Per the city ordinance no parking is allowed to be located between the building and city streets. Please see below the reasons for the request below.

Reasons for the request:

1. The current property is located on the corner lot at the intersection of Ferry Street and West Avenue. Due to the location, the city ordinance does not allow parking on the street sides of the building. This creates a hardship for the Credit Union to provide safe site circulation for the drive-up and parking for their members.
2. The Credit Union will also need to remain in operation during the construction of the new building. The Credit Union would not be able to shut down operations for 12 months to allow a full redevelopment of the site. Because of the existing buildings, street access and surrounding residential areas, it limits the options to locate drive lanes and parking for the new design.
3. The Credit Union also requires staff parking to be as close to the building to provide as much safety for their staff due to the nature of their business.
4. The Credit Union is using the existing curb cut access points along Ferry Street and West Avenue which in turn dictates the circulation path for vehicles and parking for the site design.
5. The proposed parking on the north side of the building along Ferry Street is not directly adjacent to Ferry Street. There is a 60'-0" landscape buffer between the parking and Ferry Street.
6. The position of the proposed parking on the north side of the site also allows for good sight lines for vehicles trying to turn north and south from Ferry Street on West Avenue.

We hope the City of La Corsse will take these existing conditions and employee safety into consideration with this exception for the site plan design.

Sincerely

Sam Challe
HTG Architects



City of La Crosse, Wisconsin

REQUEST FOR EXECPTION TO STANDARDS

- | | | |
|--|---|---|
| <input type="checkbox"/> Multi-Family Housing Design Exception
<i>Sec. 115-511 Municipal Code</i>
Fee \$350.00 | <input checked="" type="checkbox"/> Commercial Design Exception
<i>Sec. 115-549 Municipal Code</i>
Fee \$400.00 | <input type="checkbox"/> Minimum Height Exception
<i>Sec. 115-390(1)(e) Municipal Code</i>
Fee \$150.00 |
|--|---|---|

Request for Exception to Standards filed with the City Clerk’s Office no later than 4:00 p.m. on the Monday following the second Thursday of the month will be considered by the Common Council at its regular meeting the following month. Applicable fee must accompany the completed form at time of submittal. Incomplete or illegible applications will be returned.

MEETINGS: Any request for exception shall be routed to the City Plan Commission, Judiciary & Administrative Committee, and Common Council for consideration and final determination.

NOTICE: Owners of record within two-hundred (200) feet of the subject property shall be given notice of meeting dates.

APPLICANT INFORMATION		
Applicant Name: Mayo Employees Federal Credit Union		
Applicant Address: 605 West Ave S, La Crosse, WI 54601		
Phone Number: (507) 293-8056	Email: Sirek.Andrew@mayocreditunion.org	
Property Owner Name and Address, if different than applicant (submit Affidavit of Owner):		
Architect Name and Address, if applicable: HTG Architects, 1010 Mianstreet, Suite 100, Hopkins, MN 55343		
Professional Engineer Name and Address, if applicable: Anderson Engineering, 13605 First Ave N, Plymouth, MN 55441		
Contractor Name and Address, if applicable: Hoeft Builders, 5410 Sevens Pkwy, Suite 100, Eau Claire, WI 54701		
PROPERTY INFORMATION		
Address: 605 West Ave S, La Crosse WI 54601	Tax Parcel Number: 17-30198-050	Zoning District: Municipal Zoning Applies
Address:	Tax Parcel Number:	Zoning District:
Address:	Tax Parcel Number:	Zoning District:
Address:	Tax Parcel Number:	Zoning District:
Legal Description(s): Financial Institution with drive-up. G2 - Commercial assessment code per GIS.		

EXCEPTION INFORMATION

Details of Exception Request:

Mayo Employees Federal Credit Union is requesting an exception to the City of La Crosse Standards for a site plan design with regards to parking placement on the site. Mayo Employees Federal Credit Union located at 605 West Avenue South is proposing to demolish their existing building and construct a new 2,600 square foot single story building with two lane drive-up canopy. To allow this project to proceed, the Credit Union is requesting the City of La Crosse provide an exception for the employee parking located on the north side of the building. Per the city ordinance no parking is allowed to be located between the building and city streets. Please see below the reasons for the request below.

Explain why the standards of the ordinance should not apply to your property:

The Credit Union's property is located on a corner lot at the intersection of Ferry Street and West Avenue, the ordinance already does not allow parking on two sides of the building. Because this is a financial institution they require a drive up facility, so site circulation is critical to the operations of this Facility. With staying operational during construction, this limits the areas on the site where parking can be positioned.

What other options have been considered and why they not chosen:

Multiple site options were discussed during the discovery phase of the project but with maintaining business operations during construction, utilizing existing curb cut access points, and providing safe circulation through the site. The other design options could not resolve all of these requirements.

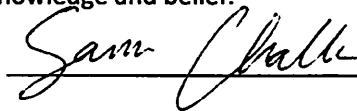
Explain how granting the exception is consistent with protecting the public interest; in particular, explain how it will impact adjacent properties:

Granting the exception will allow for better sight lines for vehicles turning north and south onto West Avenue from Ferry Street. The site design will be able to utilize the existing access points on both Ferry Street and West Avenue. The employee parking on the north side of the building will provide a safer distance to travel for the Credit Union's staff entering and exiting the building.

Explain why the granting of the requested exception is consistent with the spirit and intent of the ordinance; in particular, how will it meet the purpose of the Commercial District in which your property is located:

Mayo Employees Federal Credit Union has been staple of the community and been servicing a large work force, Mayo medical employees and family members, in the City of La Crosse for years. The Credit Union wants to reinvest in the community and maintain their current location along West Avenue to continue to service their membership. The current building is dated and inefficient for today's financial needs. To maintain with the current Mayo image the Credit Union needs to update themselves to provide the best experience possible for their current and future members.

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 request and that the above statements and any attachments submitted hereto are true and correct to the best of my knowledge and belief.



Sam Challe 04/03/2026

signature & date

(952) 204-3246

phone schalle@htg-architects.com

email

Applicant shall, before filing with the City Clerk's Office, have this application reviewed and the information verified by the Director of Planning & Development.

Review was made on the 13th day of April, 2026.

Signed: 
Deputy Director of Planning & Development

Craig, Sondra

From: Sam Challe <SChalle@htg-architects.com>
Sent: Monday, April 6, 2026 9:44 AM
To: Craig, Sondra; Acklin, Tim
Cc: Sean Raboin; Sirek, Andrew
Subject: RE: Exemption request applicaiton

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

Hey Sondra,

Legal Desc.

This is what we have on record. If this is not correct, I can reach out to the Register of Deeds.

"The County has it as RUBLEE & OBERS SUBD OF LOTS 4 & 16 OF RUBLEE & GILLETTES LOTS 6 & 7 EX E 25.53FT & ALL OF LOT 8 BLOCK 6 & 10FT STRIP LYG S & ADJ TO LOT 8 & LOT 6 BLOCK A OF E S B VAILS ADDITION EX PRT TAKEN FOR R/W IN DOC NO. 1473739"

Thanks,



SAM CHALLE
Job Captain

Address 1010 Mainstreet, Suite 100 Hopkins, MN 55343
Email schalle@htg-architects.com
Direct 952.204.3246
Office 952.278.8880

From: Craig, Sondra <craigs@cityoflacrosse.org>
Sent: Monday, April 6, 2026 9:38 AM
To: Sam Challe <SChalle@htg-architects.com>; Acklin, Tim <Acklint@cityoflacrosse.org>
Cc: Sean Raboin <SRaboin@htg-architects.com>; Sirek, Andrew <sirek.andrew@mayocreditunion.org>
Subject: RE: Exemption request applicaiton

Sam,

Reaching out regarding the legal description for the property. What you gave is more of a description the type of use/zoning of the property.

The Legal Description can be found on the Warranty Deed for the property or obtained from the Register of Deeds. If you could please provide the legal description by the end of the week, that would be sufficient.

Thank you,

PROJECT

**MAYO EMPLOYEES
FEDERAL CREDIT UNION**

NEW BUILDING

**605 WEST AVE S.
LA CROSSE, WI**

ISSUED SET 04/10/2026

REVISIONS

DATE NO



SEAN C. RABIN
12055 04/10/2026
Reg No. Date

SITE PLAN

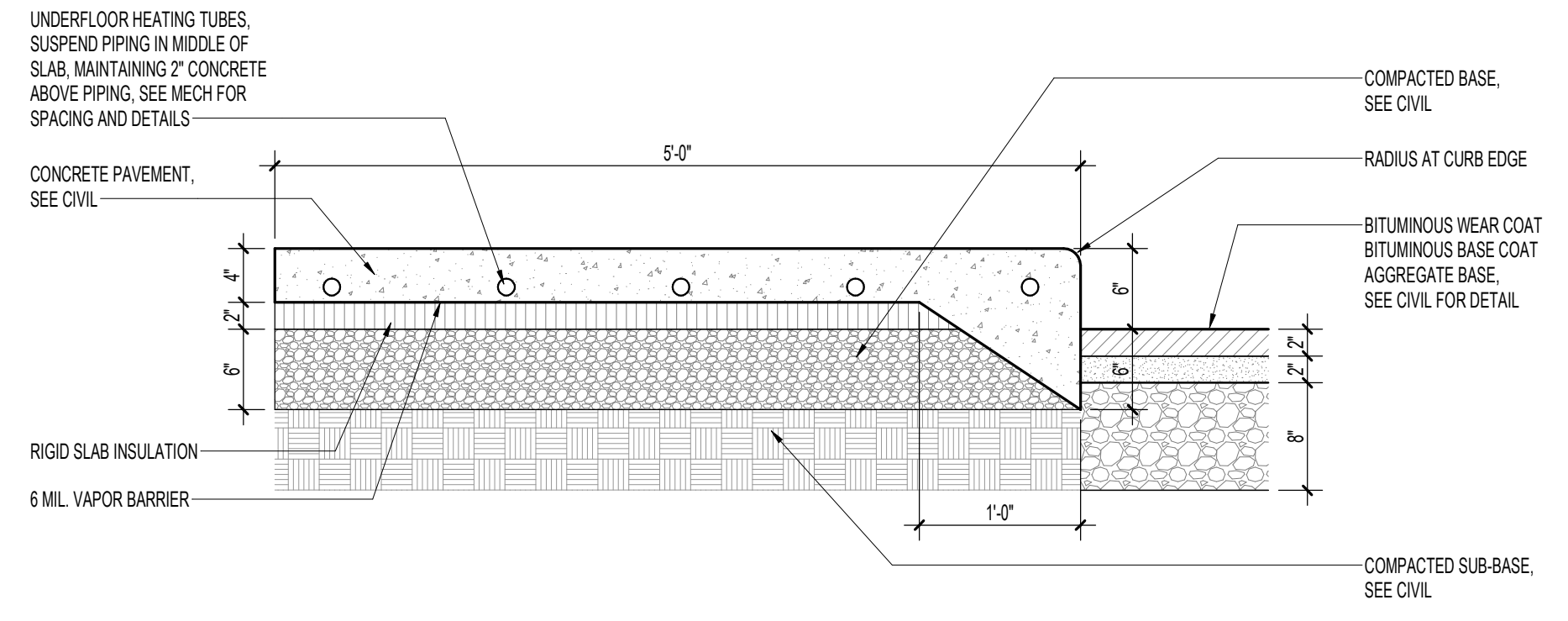
Drawn By: SRC Checked By: SCR

A1.1

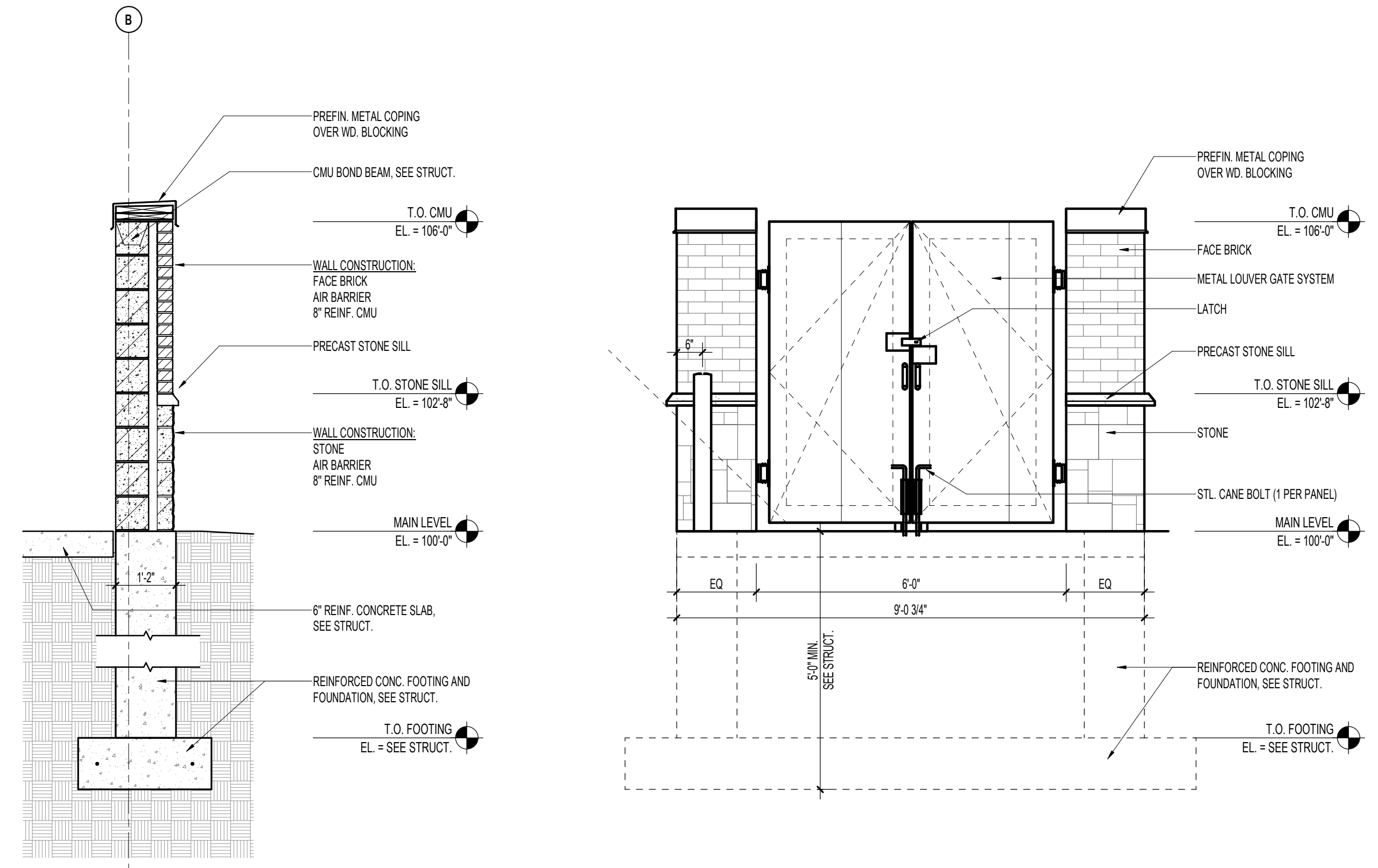
00 KEYED SITE PLAN NOTES	
NO.	DESCRIPTION
1	ACCESSIBLE PARKING SPACE SIGN SHALL BE LOCATED CENTERED AT HEAD OF AISLE. MOUNTED ON 2" SQ. ALUMINUM PIPE STD. AND 40" 60" ABOVE ADJACENT PARKING SURFACE. MAX 8'-0" FROM CURB. SEE DETAIL.
2	PROVIDE UNDERGROUND PIPES FOR LAWN SPRINKLER - VERIFY WITH SPRINKLER CONTRACTOR FOR QUANTITY AND LOCATIONS.
3	6" DIA. PIPE BOLLARD. SEE SHEET A1.2 FOR DETAIL. BOLLARD COVER COLOR TBD.
4	FLAGPOLE. SEE SHEET A1.2 FOR BASE DETAIL.
5	REINFORCED CONCRETE AT DRIVE-UP. SEE CIVIL.
6	'DO NOT ENTER' SIGNAGE. COORDINATE WITH SIGNAGE VENDOR.
7	ROCK MULCH. SEE CIVIL / LANDSCAPE.
8	PROVIDE 'NO PARKING' STRIPING, AS REQUIRED BY STATE CODE.
9	ACCESSIBLE PEDESTRIAN RAMP. SEE CIVIL.
10	4" CONCRETE SIDEWALK. REF. DETAIL A1.1 AND SEE CIVIL / MECH.
11	GAS METER. SEE MECHANICAL.
12	MANHOLE COVER. SEE CIVIL.
13	SURFACE MOUNTED BIKE RACK. RACK TO HOLD UP TO (5) FIVE BIKES.
14	CT CABINET. SEE ELECTRICAL.
15	NEW TRANSFORMER. SEE ELECTRICAL.
16	TAPER CURB. AS REQD. TO MATCH GRADES OF EXTG. PAVING AND CONCRETE APRON. SEE CIVIL.
17	NEW CONCRETE APRON. COORDINATE WITH CITY STANDARDS AND CONSTRUCTION SCHEDULE. SEE CIVIL.
18	LIGHT POLE. SEE E0.4 FOR MORE DETAILS.

SITE PLAN GENERAL NOTES:	
1.	ALL SITE GRADING TO BE DONE PER CIVIL DRAWINGS.
2.	VERIFY & LOCATE ALL UNDERGROUND PHONE & UTILITY LINES PRIOR TO ANY EXCAVATION.
3.	SEE CIVIL & MECH./ELEC. DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE UTILITIES.
4.	BARRICADE OFF CONSTRUCTION AREA AS REQUIRED. KEEP CONSTRUCTION AREA TO MINIMUM.
5.	SLOPE SIDEWALKS & GRADE AWAY FROM BUILDING TYPICAL 1:20 MAX. SLOPE. SIDEWALK RAMP SLOPE IS 1:12 MAX. ACCESSIBLE PKG. & ACCESS AISLES ARE 1:48 MAX. SLOPE IN ANY DIRECTION.
6.	MATCH NEW CONSTRUCTION WITH EXISTING WHEREVER NECESSARY (i.e., CONC., CURBS, CONC. WALKS, PAVING, ETC.).
7.	MATCH THE NEW GRADING INTO EXISTING GRADING.
8.	CUT & PATCH EXISTING BITUMINOUS PAVING, CONC. CURBS & SIDEWALKS TO MATCH EXISTING.
9.	ALL MECHANICAL & ELECTRICAL EXPOSED PIPING, GRILLES, CONDUITS, ETC. TO BE PAINTED.
10.	PARKING STRIPES TO BE PAINTED 4" WIDE AT 8'-0" O.C. & 30'-0".
11.	FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQUIRED BY STATE CODE.
12.	CONC. SIDEWALK WIDTHS TO BE 5'-0" WIDE w/ CONTROL JOINTS @ 5'-0" SIM.
13.	SEE CIVIL DRAWINGS AND EXHIBITS FOR ADDITIONAL SPECIFIC INFORMATION ON SITE PLAN.

SITE PLAN SUMMARY:	
ZONING: MUNICIPAL ZONING APPLIES (NO CONDITIONS APPLY)	
PARCEL AREA (17.30198-50): 0.84 ACRES +/-	
MAIN LEVEL SQ. FT.	2,770 S.F.
DRIVE-UP CANOPY	555 S.F.
PARKING REQUIREMENTS: MINIMUM PARKING STALL DIMENSIONS 20' X 9' (90 DEGREE PARKING)	
EXISTING PARKING STALLS:	18
NEW PARKING STALLS:	17
ACCESSIBLE STALLS PROVIDED:	1
PROPOSED IMPERVIOUS	0.498 ACRES (21,686 S.F.)
PROPOSED GREEN SPACE	0.322 ACRES (14,036 S.F.)
SETBACKS: MINIMUM SETBACK FOR PARKING STALLS AND DRIVES IS 5' FROM PROPERTY LINES.	
FAÇADES: SEE 6A3.1 AND 7A3.1 FOR FAÇADE PERCENTAGE CALCULATIONS.	
SURVEY DATA WAS TAKEN FROM 4669469-253400.01 CERT. DATE 11/2025 BY PAUL WILLIS REG. # 37732. HTG ARCHITECTS IS NOT RESPONSIBLE FOR ACCURACY OR OMISSIONS, IF ANY. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.	

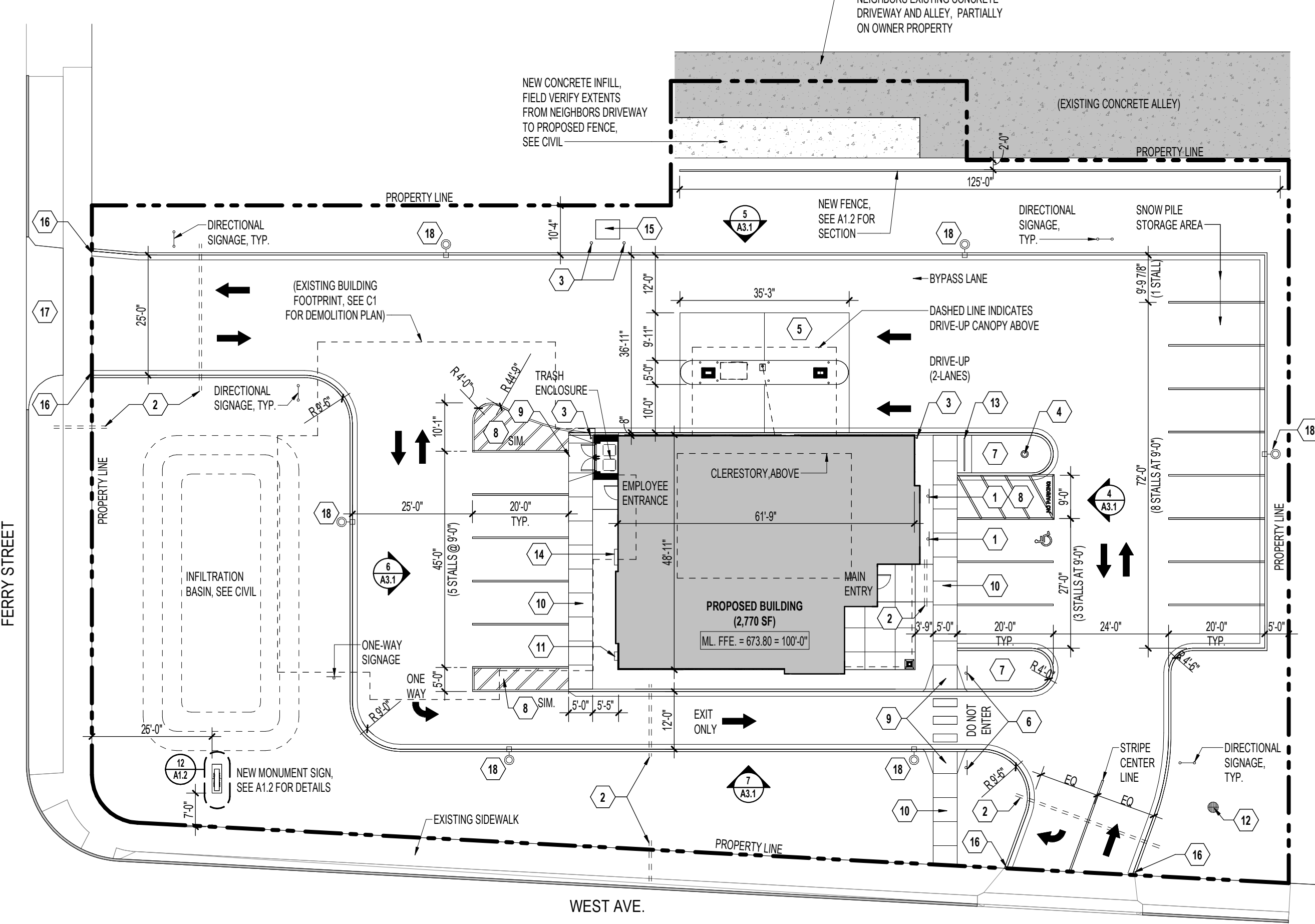


4 SNOWMELT SIDEWALK DETAIL
A1.1 1" = 1'-0"

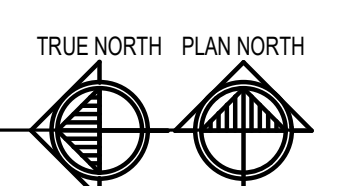


3 WALL SECTION, TRASH ENCLOSURE
A1.1 1/2" = 1'-0"

2 ENLARGED TRASH ENCLOSURE ELEVATION
A1.1 1/2" = 1'-0"



1 SITE PLAN
A1.1 1" = 20'-0"



4/3/2025 11:59:43 AM Autodesk Docs\Mayo Employees FCU-La Crosse\W251167_Arch_Central_1251.rvt

Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-30054-70	FIRST EVANGELICAL LUTHERAN CONGREGATION	520 WEST AVE S 1130 FERRY ST	400 WEST AVE S	LA CROSSE 54601-4759
17-30055-40	FRANCISCAN SKEMP MEDICAL CENTER INC	600 WEST AVE S	700 WEST AVE S	LA CROSSE 54601
17-30055-50	FRANCISCAN SKEMP MEDICAL CENTER INC	608 & 610 WEST AVE S	700 WEST AVE S	LA CROSSE 54601
17-30055-60	ST JOHNS REFORMED CHURCH	612 WEST AVE S	624 WEST AVE S	LA CROSSE 54601-4761
17-30056-10	ST JOHNS REFORMED CHURCH	624 WEST AVE S	624 WEST AVE S	LA CROSSE 54601-4761
17-30057-60	FRANCISCAN SKEMP MEDICAL CENTER INC	700 & 800 WEST AVE S	700 WEST AVE S	LA CROSSE 54601
17-30195-20	RICKY M GOODMAN, BOBBI JO GOODMAN	1233 FERRY ST	1231 FERRY ST	LA CROSSE 54601-4852
17-30195-40	MARTIN R HOLTET	1223 & 1225 FERRY ST	1223 FERRY ST	LA CROSSE 54601-4852
17-30195-50	CHASE L WIGGERT	1217 & 1219 FERRY ST	1219 FERRY ST	LA CROSSE 54601-4852
17-30195-60	JTH HOMES LLC	1209 FERRY ST	534 STONEBRIDGE AVE	ONALASKA 54650
17-30195-70	GOEHNER INVESTMENTS LLC	535 WEST AVE S	PO BOX 1085	LA CROSSE 54602-1085
17-30195-80	SCOTT D BERNADOT, MEGHAN B BERNADOT	519, 521, 523 WEST AVE S	523 WEST AVE S	LA CROSSE 54601-4747
17-30195-90	JTH HOMES LLC	1207 FERRY ST 1234, 1236, 1238 FERRY ST	534 STONEBRIDGE AVE	ONALASKA 54650
17-30197-140	DANIEL N DRIESEN	602 13TH ST S	1430 FERRY ST	LA CROSSE 54601
17-30198-10	JOEL J LARSEN, TANYA L LARSEN	614 13TH ST S	954 LABARGE RD	HUDSON 54016
17-30198-20	DARRYN R HAVICAN, DAWN M HAVICAN NRE PROPERTIES LLC	1230 FERRY ST	1230 FERRY ST	LA CROSSE 54601-4856
17-30198-30	C/O MUNSON REALTY	1224, 1226, 1228 FERRY ST	1400 PINE ST	LA CROSSE 54601
17-30198-40	PT INVESTMENT GROUP LLC	1212 & 1214 FERRY ST	324 10TH ST S	LA CROSSE 54601-4733
17-30207-10	CHRISTOPHER C MAYER, KATHRYN L MAYER	1237 MARKET ST	1237 MARKET ST	LA CROSSE 54601
17-30207-110	KIMBERLY LANG	1230 MARKET ST	1230 MARKET ST	LA CROSSE 54601-4810
17-30207-120	FRANKIE D TUDAHL, PATRICIA T TUDAHL	1226 MARKET ST	1226 MARKET ST	LA CROSSE 54601-4810
17-30207-130	TODD M STRITTMATER, PAMELA J STRITTMATER	1220 MARKET ST	1220 MARKET ST	LA CROSSE 54601
17-30207-140	JACOB BEAL	1212 MARKET ST	1212 MARKET ST	LA CROSSE 54601-4810
17-30207-150	CHARLES A CLEMENCE	705 WEST AVE S	705 WEST AVE S	LA CROSSE 54601-4727
17-30207-20	JEFFREY T ELLIS, ROSELYN N ELLIS	1233 MARKET ST	1233 MARKET ST	LA CROSSE 54601
17-30207-30	BLUE DOOR RENTALS LLC	1231 MARKET ST	310 23RD ST N	LA CROSSE 54601
17-30207-40	AVOCA PROPERTIES LLC	1225 & 1227 MARKET ST	221 22ND ST N	LA CROSSE 54601
17-30207-50	PATRICIA J TENTIS (LE), ADAM T TENTIS	1221 MARKET ST 1207 & 1209 MARKET ST	1221 MARKET ST	LA CROSSE 54601-4847
17-30207-60	ANTHONY L AMMANN	627 & 629 WEST AVE S	1207 MARKET ST	LA CROSSE 54601-4847

Properties within 200 feet of 605 West Avenue S.

Applicant/Owner	MAYO EMPLOYEES FEDERAL CREDIT UNION	605 WEST AVE S	605 WEST AVE S	LA CROSSE 54601
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**NOTICE OF HEARING ON
REQUEST FOR EXCEPTION TO STANDARDS
FOR COMMERCIAL DESIGN STANDARDS**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Common Council of the City of La Crosse by its Judiciary and Administration Committee will hold a public hearing upon the **Request of Kwik Trip Inc. for an Exception to Commercial Design Standards** under Chapter 115, Article VII of the Code of Ordinances of the City of La Crosse **allowing for exceptions to parking and building setback standards for construction of a new convenience store.**

Said property is generally located at 2622 Rose Street and 1133 West George Street and is further described as follows: *Tax Parcels 17-10355-20 & 17-10264-35*

The City Plan Commission will meet to consider such application on **Monday, May 4, 2026, 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, May 5, 2026, 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, May 14, 2026, 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 26-0379).

Dated this 13th day of April, 2026

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: April 21 and 28, 2026
One (1) Affidavit

AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:

April. 21 2026, April. 28 2026

NOTICE ID: Z4ApoFyzFNh1w5OIm6xW

PUBLISHER ID: COL-WI-102258

NOTICE NAME: Exception to CDS - 605 West Ave S

Publication Fee: \$149.97

Section: Legals

Category: 0001 Wisconsin Legals

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 04/28/2026

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON REQUEST FOR EXCEPTION TO COMMERCIAL DESIGN STANDARDS

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Dated this 13th day of April, 2026
Nikki M. Elsen, City Clerk
City of La Crosse
4/21, 4/28 LAC
COL-WI-102258 WNAXLP



PAMELA BAEZ
Notary Public - State of Florida

Commission # HH 732409
Expires on October 19, 2029

Agenda Item 26-0379 (Tim Acklin)

Request for exception to Commercial Design Standards by Mayo Employees Federal Credit Union for an exception to the parking placement requirement at 605 West Ave. S.

General Location

Council District 8 in the Weigent-Hogan Neighborhood Association. Located at the SE corner of the intersection of West Ave and Ferry Street as depicted on attached Map PC26-0379. The property is surrounded by residential to the north, south and east Mayo Hospital, surface parking lots, and a church to the west.

Background Information

The applicant (Mayo Employees Federal Credit Union) is requesting an exception to the Commercial Design Standard that requires the building to be placed closer to a street than the surface parking. In this instance, their proposed staff parking will be closer to Ferry Street than the building. (See attached plans)

The applicant states that they were unable to meet this requirement mainly due to the following:

- 1) Would make inefficient circulation of traffic for their drive-up windows.
- 2) Would not allow them to keep the existing building in operation while the new building is being constructed.
- 3) Desires to have staff parking located closer to the building for safety.
- 4) Utilizing existing curb cuts make supports the proposed traffic circulation and parking.

Recommendation of Other Boards and Commissions

N/A

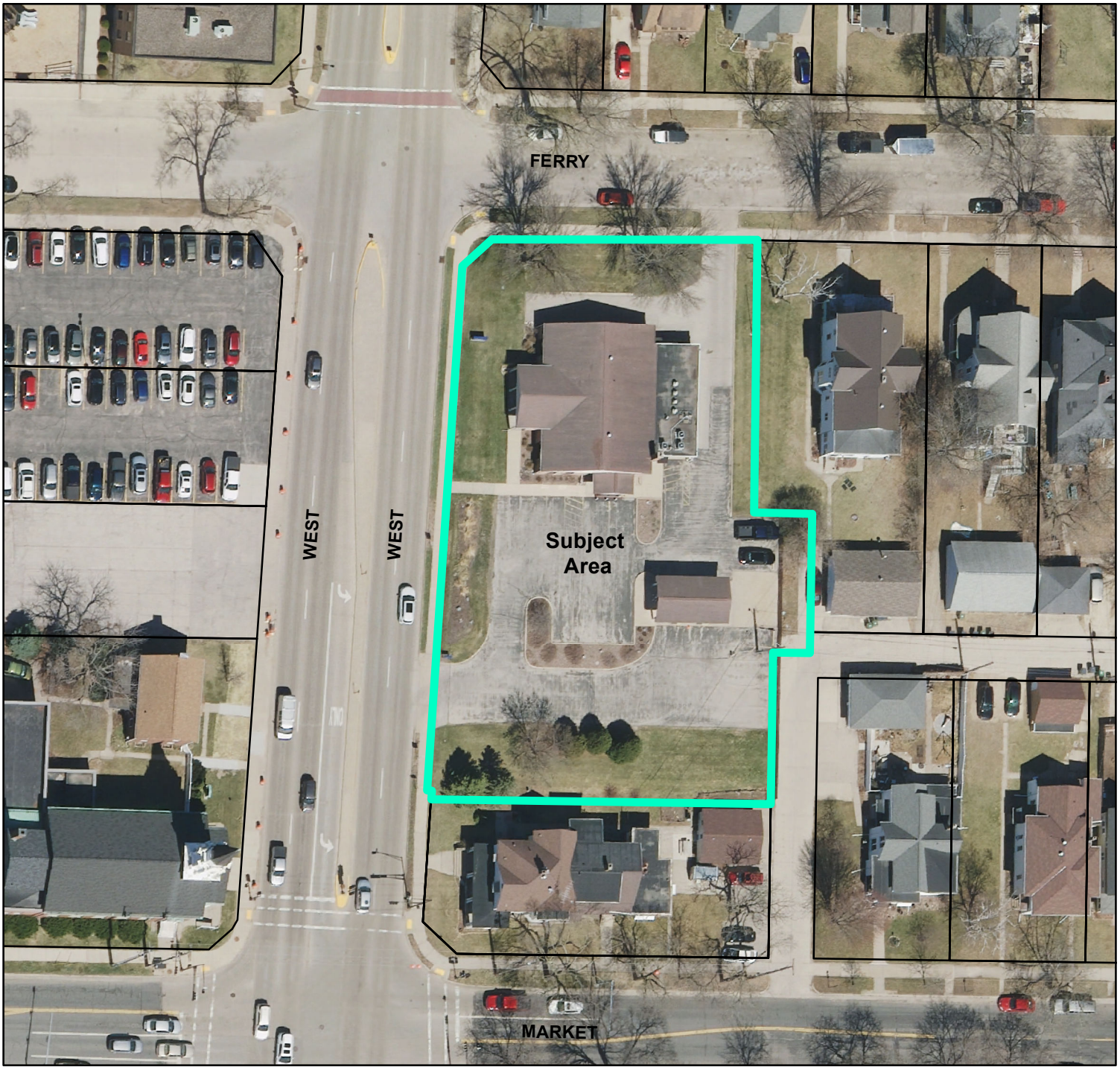
Consistency with Adopted Comprehensive Plan

N/A

Staff Recommendation

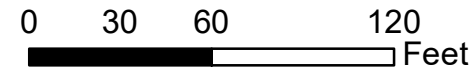
Staff worked with the applicant on concepts for site layout and development to meet the commercial design standards, including the idea that a southern portion of their lot could be subdivided for another use. Ultimately, their desire to keep the existing building open during the one-year construction timeframe of the new building was the deciding factor of building placement and other site factors. **This item is recommended for approval.**

Routing J&A 5.05.26



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





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0380

Agenda Date: 5/5/2026

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 Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.

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 Commercial District and Special Residence District to the Planned Development District - General on the Master Zoning Map, to-wit:

- Tax Parcel 17-10315-629; 3102 Chestnut Pl.*
- Tax Parcel 17-10315-626; Chestnut Pl.*
- Tax Parcel 17-10315-627; Chestnut Pl.*
- Tax Parcel 17-10315-628; Chestnut Pl.*

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
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

West Coast Development LLC

Owner of site (name and address):

West Coast Development LLC

Address of subject premises:

3102 Chestnut Pl. La Crosse, WI

Tax Parcel No.: 17-10315-626, 627,628,629 Four lots

Legal Description (must be a recordable legal description; see Requirements):

Lots 3,4,5,to the waters edge &Lot 6 CSM 87 vol 20 Doc # 1819981 & part of vacated Chestnut PI doc # 1827758

PDD/TND: General Specific General & Specific

Zoning District Classification: R - 6 and C - 2

Proposed Zoning Classification: PDD

Is the property located in a floodway/floodplain zoning district? Yes No

Is the property/structure listed on the local register of historic places? Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

Is the consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Vacant Land

Property is Proposed to be Used For:

Mixed use Residential and Commercial

Proposed Rezoning is Necessary Because (Detailed Answer):

Existing zoning is inadequate

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

Design and use will compliment and enhance the neighborhood.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Design and uses will comply

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 31st day of

August, 2023.

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 box]

(signature)

608 317 9292

(telephone)

04/02/2026

(date)

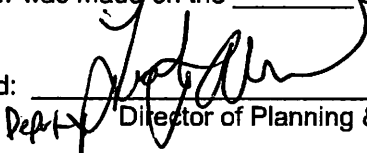
vanaelstyn.joe@gmail.com

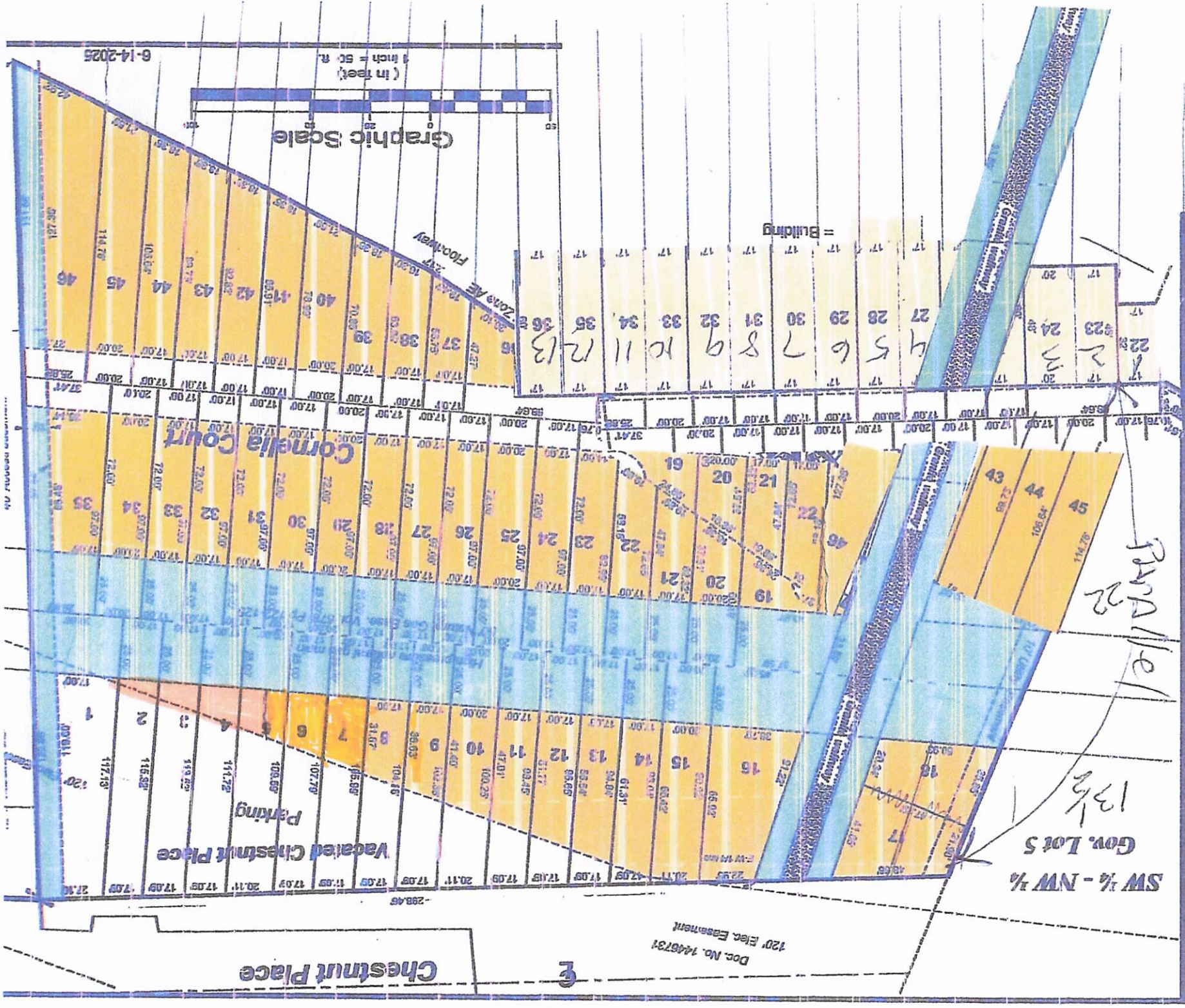
(email)

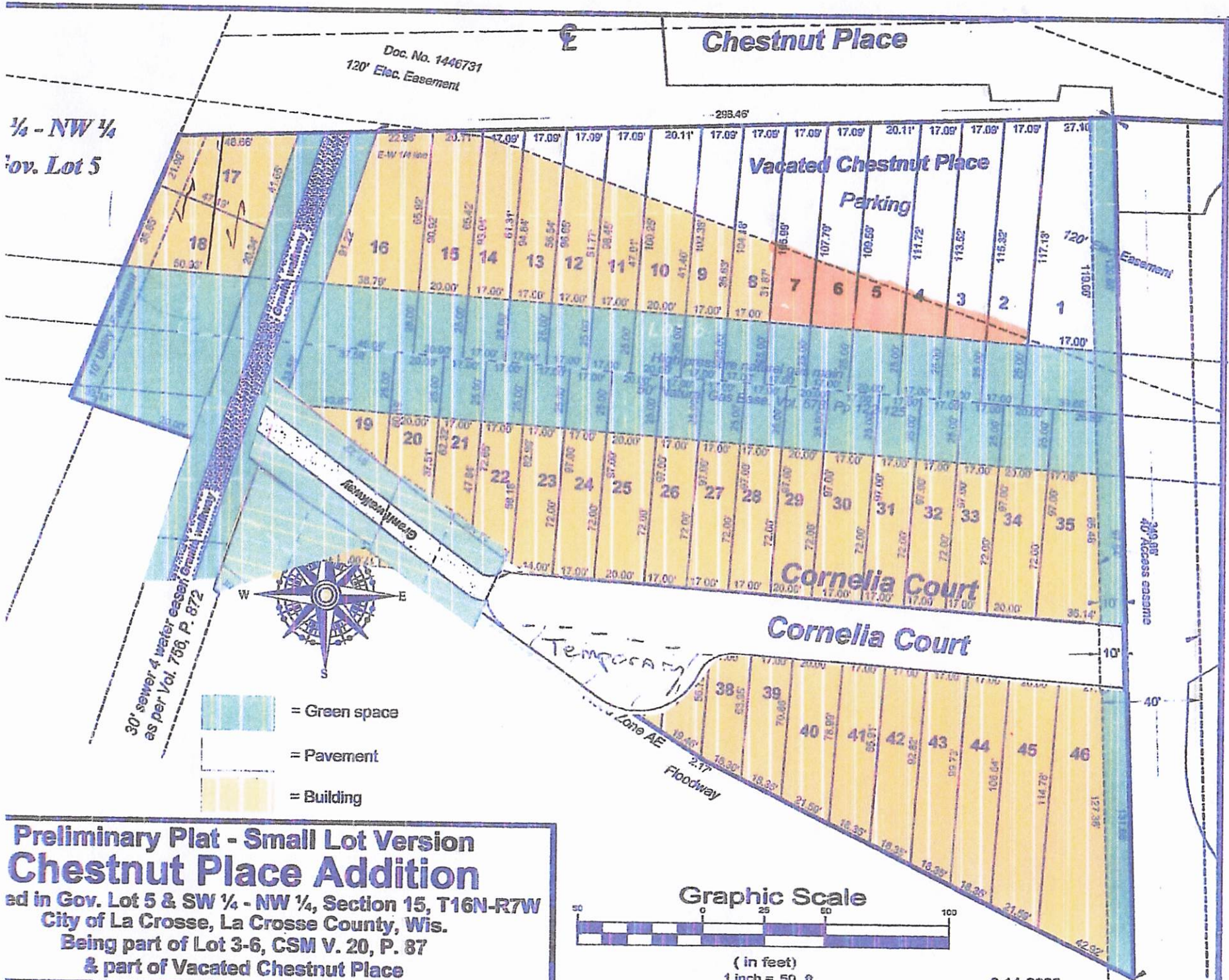
At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 9th day of April, 2024.

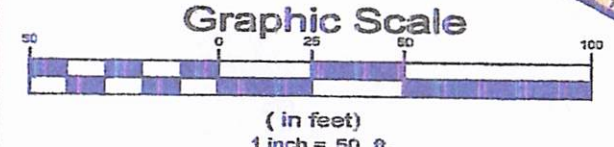
Signed: 
Director of Planning & Development





PHASE 1

**Preliminary Plat - Small Lot Version
Chestnut Place Addition**
 located in Gov. Lot 5 & SW 1/4 - NW 1/4, Section 15, T16N-R7W
 City of La Crosse, La Crosse County, Wis.
 Being part of Lot 3-6, CSM V. 20, P. 87
 & part of Vacated Chestnut Place



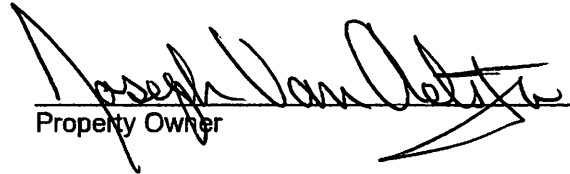
6-14-2025

AFFIDAVIT

STATE OF _____)
) ss
COUNTY OF _____)

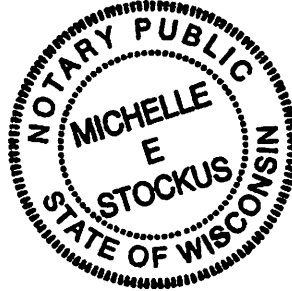
The undersigned, Stephen Trussoni, being duly sworn states:

1. That the undersigned is an adult resident of the City of Holmen, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 3102 Chestnut Pl.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.


Property Owner

Subscribed and sworn to before me this 2nd day of April, 2020

Michelle E. Stockus
Notary Public
My Commission expires 10/28/2028



Legal Description of 3102 Chestnut Pl.

**Lots 3,4,5 and 6, being all of Lot 1, CSM, Vol. 18, Page 42, Document No. 1729106,
Government Lot 5, Section 15, T16N, R7W, City of La Crosse, La Crosse, Wisconsin.**

And

**Part of the SW ¼ of the NW ¼ and part of Government Lot 5, Section 15, T16N, R7W, City of
La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the West ¼
corner of said Section 15, thence S 83 degrees 12'36" E 234.94 feet to the northwesterly corner
of Lot 1, CSM, Vol. 18, Page 42, Document No. 1729106 and the point of beginning;
Thence N 88 degrees 10' 21" E 394.27 feet to the northeasterly corner thereof;
Thence N 01 degrees 49'06" W 35 feet;
Thence S 88 degrees 10' 21" W 378.81 feet;
Thence S 22 degrees 00' 41" W 38.27 feet to the point of beginning.
Subject to any other easements, covenants or restrictions of record.
Containing 13,529 sq. ft.**

115 - 156

- a) Purpose: To create a healthy, community based neighborhood of Missing-Middle housing directed at first time and senior buyers and tenants with an emphasis on connecting the site via new streets not highways, pedestrian ways and separate bike ways. The existing 50 foot gas line easement will be designed by a local credentialed landscape architect to contribute communal open space to the neighborhood
- b) Use: The primary use will be residential in the form of row housing / townhomes in groups of 4-6 units or more, followed by single story twindows for seniors, and a sprinkling of single units
If demand dictates multi unit structures may be substituted. The frontage on Chestnut, currently commercial, would preferably be commercial on the first floor and residential above, but demand and current lending requirements may dictate only commercial use of the structures.
- c) Area: The total area is over 5 acres, the 1st phase south from Chestnut PI ROW to the existing floodway line is believed to be 2.22 acres.
- d) Other regulations: The most significant departure will possibly be the individual unit lot size being 17 feet wide for the narrow rowhouse and the use of private streets. According to the NNG easement, hard surfaced roads are not allowed over their easement. (our access is via a 40 foot easement along Pizza Ranch, previously approved by the City) We have designed a soft surface roadway extending west then north on the City Sewer easement, for emergency use. We had originally planned a kayak / canoe landing but the waterway is currently dangerous and needs attention before creating an attractive hazard. There is a natural small boat access adjacent to the site. It is where the drainage ditch from HWY 157 enters the La Crosse River .

e) (1) It is understood the prepetition meeting was done previously with Chris Meyer. The primary difference at this point is the eventual exit from the site will be west to Hawkins Rd / Darling Rd as opposed to north crossing the NNG easement. The primary focus is on providing workforce, affordable units to rent or buy. As determined by the market.

General Development Plan: The General Plan is laid out in the Comprehensive Plan of the City. The density discussed in the prepetition meeting was around 35 units. The Engineering firm we hired to do a preliminary H & H study believes with 90 - 95% probability that we can fill Westward from the existing eastern floodway line creating an additional 16- 21 lots in addition to the existing 36 - 38 lots. The existing 17 foot lots will handle the town house width. Combining two lots will handle one side of the typical Twindostyle which is 33 feet +/-
Municipal sewer and water are on site on both sides of the NNG easement. Final density will be determined by Type and engineering.

Initial density is estimated at 36 units per 2.22 acres or 16 units per acre for townhouses.

Full development would be 59 units per 5 acres or 12 units per acre.

If marketing determines greater demand for larger units the front could support 72 units of 400 Square feet per unit for 29,000 SF The area North of Cornelia Ct could support 60 units on 20,000 SF and the area South could support 36 units for a possible 168 units or 33 units per acre.

- a. 2. Value Initial value of 36 units at \$250,000 = about \$9,000,000 Nine Million.
168 units at \$100,000 = \$16,800,000. Land and improvements would add an additional Two and a half to Three Million. For a total of \$11,500,000 to \$20,000,000.

If a gas substation were located there the value would be ZERO.

3. Organizational structure, a home owners association will be established to maintain private road and parking, and open space.

4 Departures and wavers: as specified.

5.Date of commencement: ASAP

6. Sketches attached

7. Legal attached

8. The neighbors have all supported our concept.

9. We are attempting to see Chestnut Pl. renamed Doyle St. to honor Rep. Steve Doyle who has taken a stance with the DOT to see Chestnut Pl extended to Hauser St, as well as having the DOT Land sold for private and public use.

To the North of the site is Kwik Trip Day Care Center and the as yet unopened Medical Clinic. To their East is a Dental Office and Chiropractic and Medical offices. To our East is Pizza Ranch Restaurant. To our South is the La Crosse River and on the South Bank is 6 acres of DNR land acting as a buffer to the Mathy facility. To our West is Vacant Land of about 1,000 acres, Some is zoned Heavy Industrial. A portion is owned by Harters and is being filled, about 57 acres is owned by the DOT, and most of the balance is owned by the City.

The proposed extension of Onalaska's 12th Avenue is and was ridiculous because of the required fill necessary to obtain a workable slope, According to the Madison office of the DOT the existing Darling Rd is an active Street, That road and the extension to Hauser Rd should more than suffice to service the area initially. A diagonal Rd from Darling and Doyle to North of Gillette St would also help.

10. A Soils Inventory by Braun Intertec has been provided to the City.

11. Topo attached.

12. General Landscaping. All infected ash trees were removed except one healthy specimen. The border of Cottonwood trees along the river have prevented wet land vegetation; there are natural swales that provide surface water retention ponds. It is estimated that excavation along the river bank could increase the allowable fill while providing exit access for paddlers. The existing bank is about 5 feet high and prevents escape. The NNG easement will be professionally landscaped.


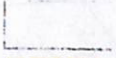
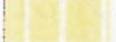
Doc. No. 1446731
120' Elec. Easement

Chestnut Place

1/4 - NW 1/4
Gov. Lot 5

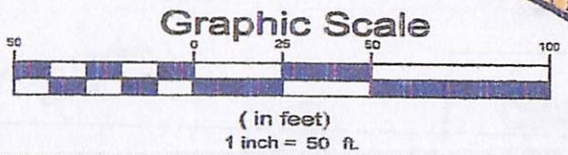
Vacated Chestnut Place
Parking

30' sewer & water easement
as per Vol. 756, P. 872

-  = Green space
-  = Pavement
-  = Building

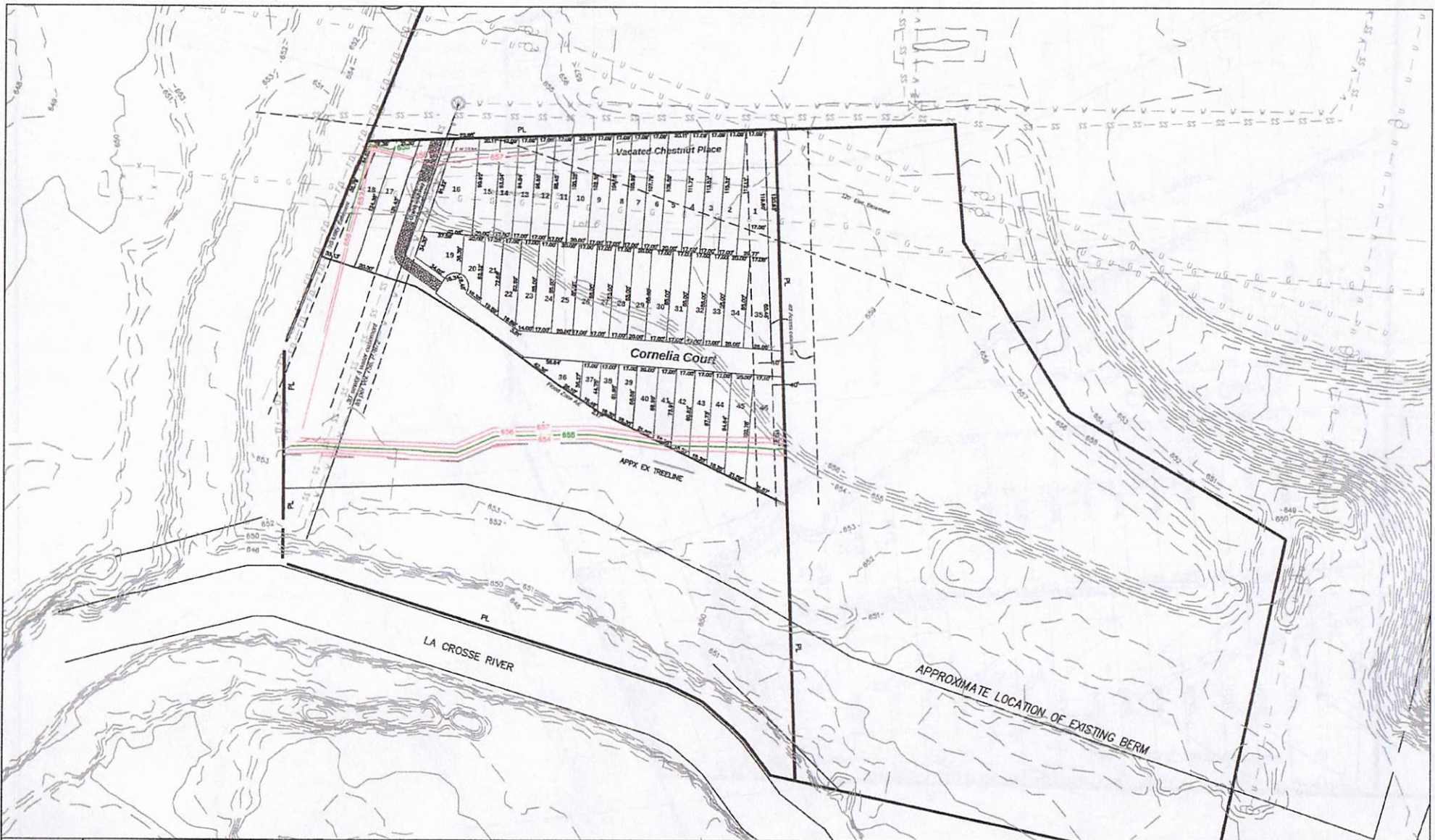



**Preliminary Plat - Small Lot Version
Chestnut Place Addition**
 located in Gov. Lot 5 & SW 1/4 - NW 1/4, Section 15, T16N-R7W
 City of La Crosse, La Crosse County, Wis.
 Being part of Lot 3-6, CSM V. 20, P. 87
 & part of Vacated Chestnut Place

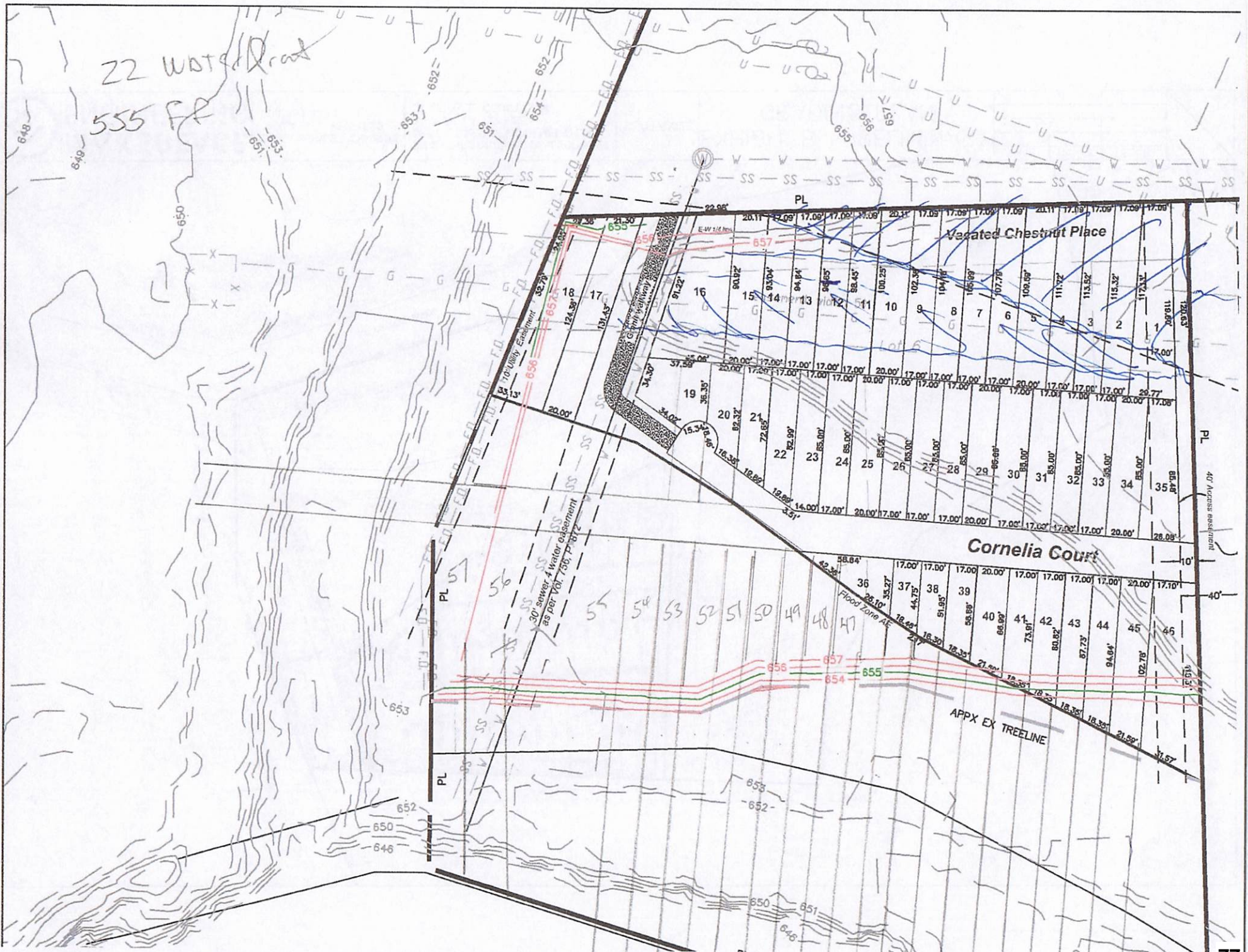


6-14-2025

PHASE 1



 MAKEPEACE ENGINEERING	2845 MIDWEST CR #103 ONALASKA, WI 54650 608.881.6030	3102 CHESTNUT PL DEVELOPMENT WEST COAST DEVELOPMENT LLC CITY OF LA CROSSE LA CROSSE COUNTY, WI	12/11/2025	EXHIBIT B: PRELIMINARY GRADING PLAN	DATE	REV #	DESCR.	1	
									1

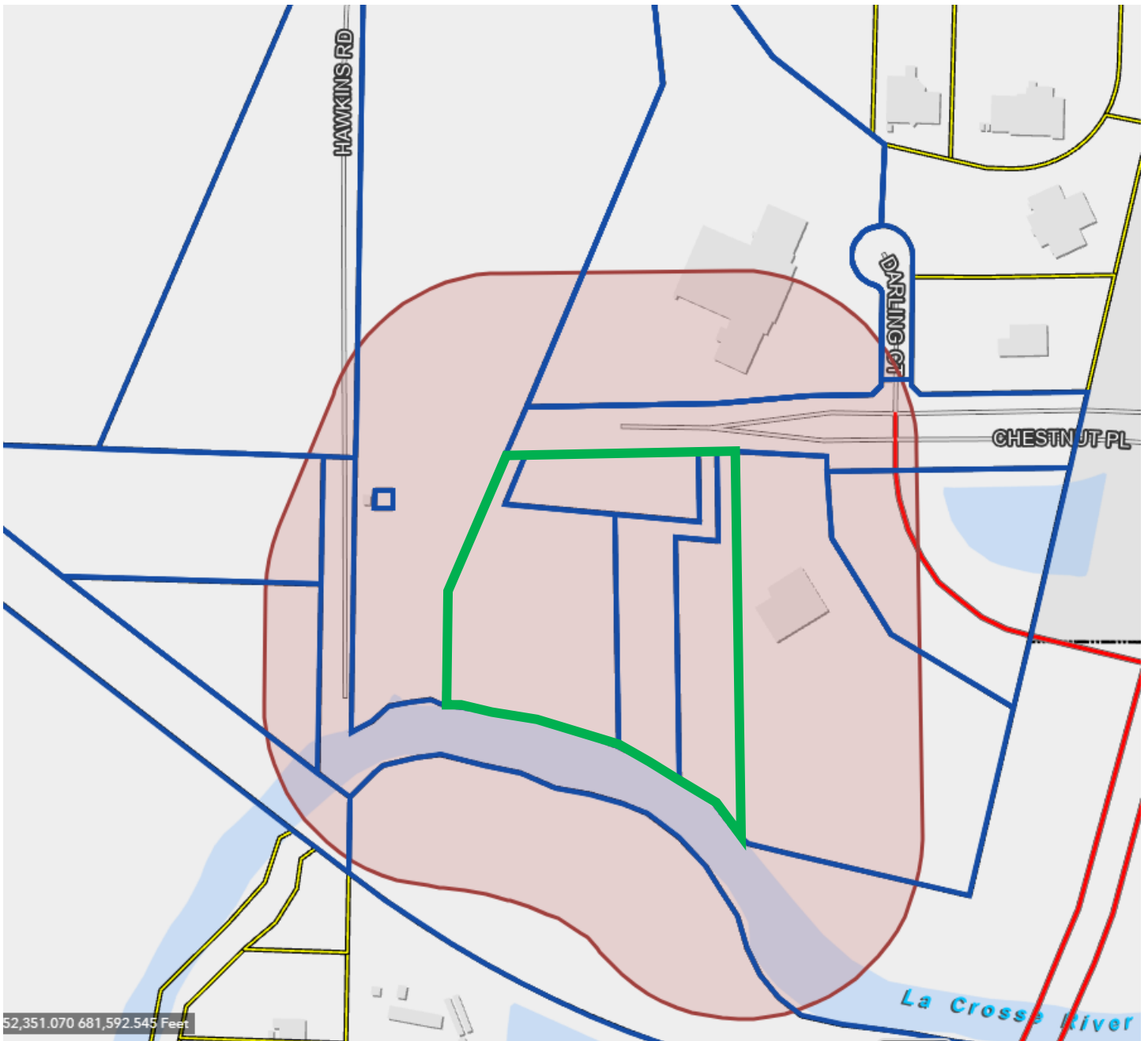


Tax Parcel	OwnerName	Property Address	Mailing Address	MailCityStateZip
17-10254-12	STATE OF WISCONSIN DNR		PO BOX 7921	MADISON 53707-7921
17-10254-57	ORGANIC FOODS LLC	2801 HAWKINS RD	2850 LARSON ST	LA CROSSE 54603
17-10254-58	CITY OF LACROSSE	2817 HAWKINS RD	400 LA CROSSE ST	LA CROSSE 54601
17-10254-75	STATE OF WISCONSIN DOT	3028 COUNTY ROAD SS	3550 MORMON COULEE RD	LA CROSSE 54601
17-10315-600	NORTHERN NATURAL GAS COMPANY	3100 HAWKINS RD	PO BOX 3330	OMAHA NE 68103-0330
17-10315-612	KWIK TRIP INC	2835, 2837, 2839, 2841 DARLING CT	PO BOX 2107	LA CROSSE 54602-2107
17-10315-613	CITY OF LACROSSE	DARLING CT	400 LA CROSSE ST	LA CROSSE 54601
17-10315-617	STATE OF WISCONSIN DOT	STATE ROAD 157	3550 MORMON COULEE RD	LA CROSSE 54601
17-10315-619	LACROSSE PR INC	3130 CHESTNUT PL	PO BOX 282	WATERLOO 53594
17-10315-840	STATE OF WISCONSIN DNR		PO BOX 7921	MADISON 53707-7921
17-10315-900	CITY OF LACROSSE		400 LA CROSSE ST	LA CROSSE 54601
17-10315-901	CITY OF LACROSSE	CHESTNUT PL	400 LA CROSSE ST	LA CROSSE 54601

Properties within 300 feet of 17-10315-626, -627, -628, and -629

Applicant/Owner:	WEST COAST DEVELOPMENT LLC	CHESTNUT PL (17-10315-626)	3152 33RD ST S	LA CROSSE 54601
	WEST COAST DEVELOPMENT LLC	CHESTNUT PL (17-10315-627)	3152 33RD ST S	LA CROSSE 54601
	WEST COAST DEVELOPMENT LLC	CHESTNUT PL (17-10315-628)	3152 33RD ST S	LA CROSSE 54601
	WEST COAST DEVELOPMENT LLC	3102 CHESTNUT PL (17-10315-629)	3152 33RD ST S	LA CROSSE 54601

Properties within 300 feet of 3102 Chestnut Pl (parcels 17-10315-626, -627, -628, & -629).



**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 Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.

Property is presently: vacant land

Property is proposed to be: a mix of residential (row housing, townhomes, twindos, and single units) and first-floor commercial units with residential above

Rezoning is necessary: to allow for the mix of uses

*Tax Parcels: 17-10315-629; 3102 Chestnut Pl., 17-10315-626; Chestnut Pl.,
17-10315-627; Chestnut Pl., 17-10315-628; Chestnut Pl.*

The City Plan Commission will meet to consider such application on **Monday, May 4, 2026, 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, May 5, 2026, 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, May 14, 2026, 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 26-0380).

Dated this 13th day of April, 2026.

Nikki M. Elsen, City Clerk
City of La Crosse

Published: April 21 & 28, 2026
One (1) Affidavit

Office of City Clerk



April 15, 2026

SARAH GALSTER
WATER REG/ZONING ENGINEER
WI DEPT. OF NATURAL RESOURCES
3550 MORMON COULEE RD
LA CROSSE WI 54601-6768

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of *"AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628."* A copy of the hearing notice which will appear in the La Crosse Tribune on April 21 and 28, 2026 is also enclosed.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Enclosures

Office of City Clerk



April 15, 2026

AVERY FLUET
WATER REG/ZONING ENGINEER
WI DEPT. OF NATURAL RESOURCES
124 2ND ST STE 10
BARRABOO WI 53913-2470

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Enclosures

Office of City Clerk



April 15, 2026

ATTN JULIA MCCARTHY
NATURAL HAZARDS PROGRAM SPECIALIST
FEMA REGION 5
536 S CLARK ST 6TH FL
CHICAGO IL 60605

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AFFIDAVIT OF PUBLICATION

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

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

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:

April. 21 2026, April. 28 2026

NOTICE ID: LqTRMWfA8xTVT8dF0Adg

PUBLISHER ID: COL-WI-102257

NOTICE NAME: Rezoning - 3102 Chestnut Pl

Publication Fee: \$183.76

Section: Legals

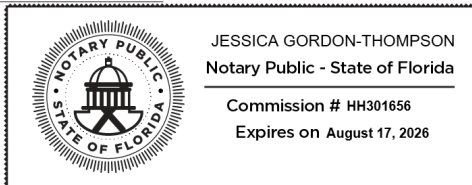
Category: 0001 Wisconsin Legals

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **04/29/2026**

J. Gordon-Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

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Dated this 13th day of April, 2026.
Nikki M. Elsen, City Clerk
City of La Crosse
4/21, 4/28 LAC
COL-WI-102257 WNAXLP

Agenda Item 26-0380 (Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District and Special Residence District to the Planned Development District - General, allowing for a mixed use of residential and commercial at 3102 Chestnut Place and adjacent parcels 17-10315-626, 17-10315-627, and 17-10315-628.

General Location

3102 Chestnut Place (17-10315-629), and adjacent parcels 17-10315-626, 17-10315-627. Common Council district 2. Not in a neighborhood association. This is undeveloped property off Highway 16 near the existing Pizza Ranch and Kwik Trip daycare center.

Background Information

The applicant has submitted a PDD-General rezoning application for the proposed Chestnut Place Addition, which is a 5-acre Missing-Middle residential neighborhood designed to provide attainable housing for first-time buyers, seniors, and workforce households. The development emphasizes walkability, local street connectivity, separated bicycle and pedestrian routes, and high-quality community open space created through professional landscaping of the existing 50-foot Northern Natural Gas easement.

Housing types include narrow-lot townhomes, single-story senior “twindo” units, and scattered single homes, with the option for multi-unit structures depending on market demand. Commercial or mixed-use buildings are planned along the Chestnut Place frontage.

Phase I encompasses 2.22 acres and is expected to support approximately 36 units.

Phase 2 would require fill westward from the existing floodway. Total site build-out could range from 59 to 168 units depending on market preferences and unit size. Access to the site is provided via a previously approved 40-foot easement, with emergency access along the city sewer easement. A homeowner’s association will maintain private streets, parking, and open spaces.

Surrounding land uses include childcare, medical and dental offices, restaurant uses, the La Crosse River with DNR buffer lands to the south, and large tracts of vacant or industrial land to the west.

Recommendation of Other Boards and Commissions

Three of the parcels were rezoned from commercial to multi-family in 2023 via resolution 22-1467.

Consistency with Adopted Comprehensive Plan

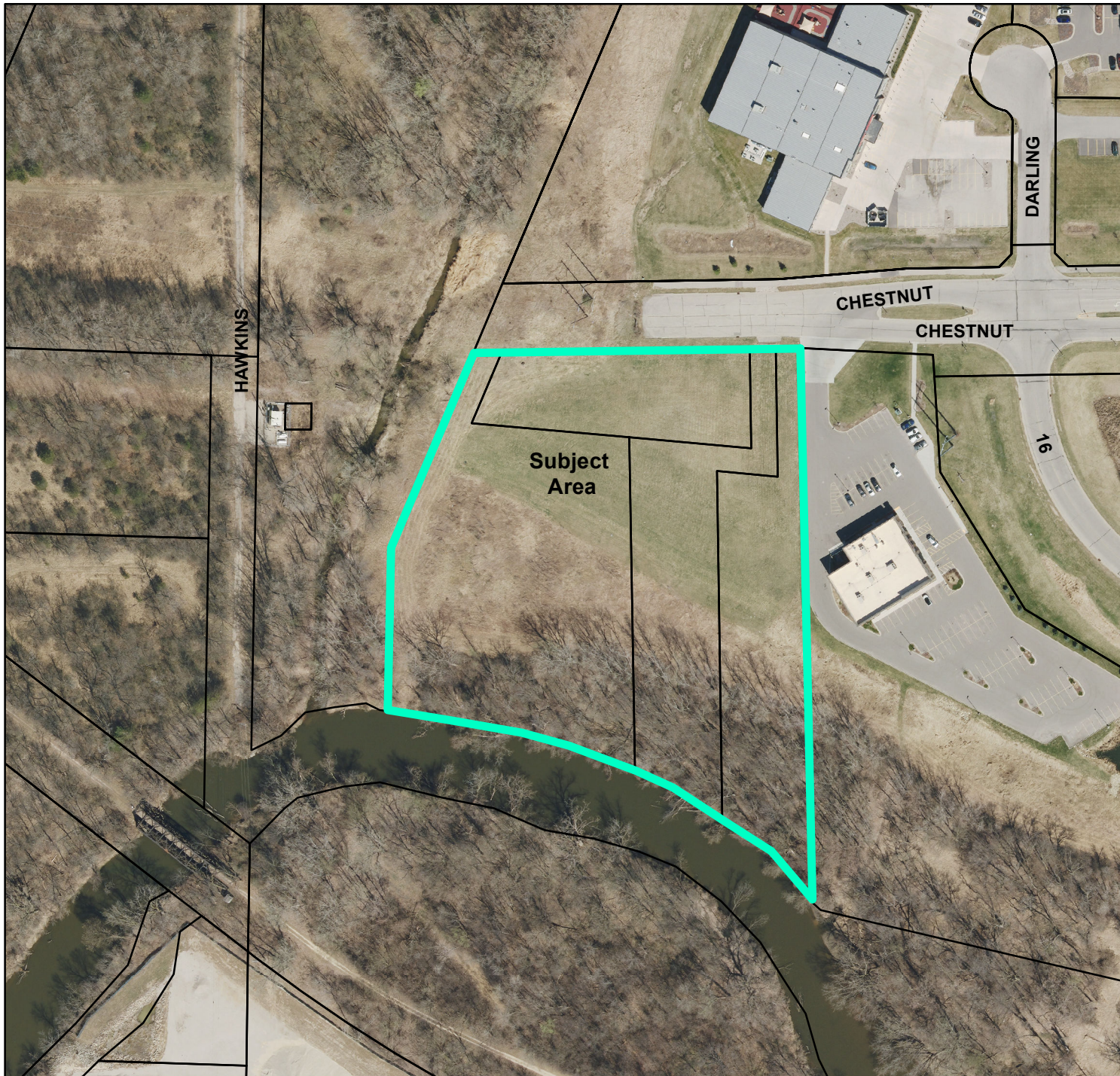
This area is part of C-4, Corridor La Crosse Marsh. Medium Density Residential and Commercial are allowable. The proposal appears aligned with goals supporting Missing-Middle housing, infill development, and mixed-use opportunities and the emphasis on walkability, multimodal access, and compact development supports modern land-use priorities.

Staff Recommendation




















Staff recommend approval of the PDD-General rezoning with the recognition that additional information will be provided for PDD-Specific rezoning in the future including but not limited to:

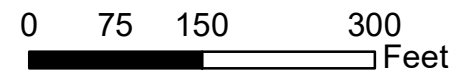
- Final engineering approval of fill placement, stormwater management, and floodway limits.
- Fire/EMS approval of emergency access route and turning radii.
- Draft documents for the establishment of a Homeowners Association for private streets, parking areas, and open space.
- Preliminary/final and/or condominium plat.
- Completion of the design review process, if applicable for commercial and multi-family.
- Approval from Northern Natural Gas for all improvements located within the easement.

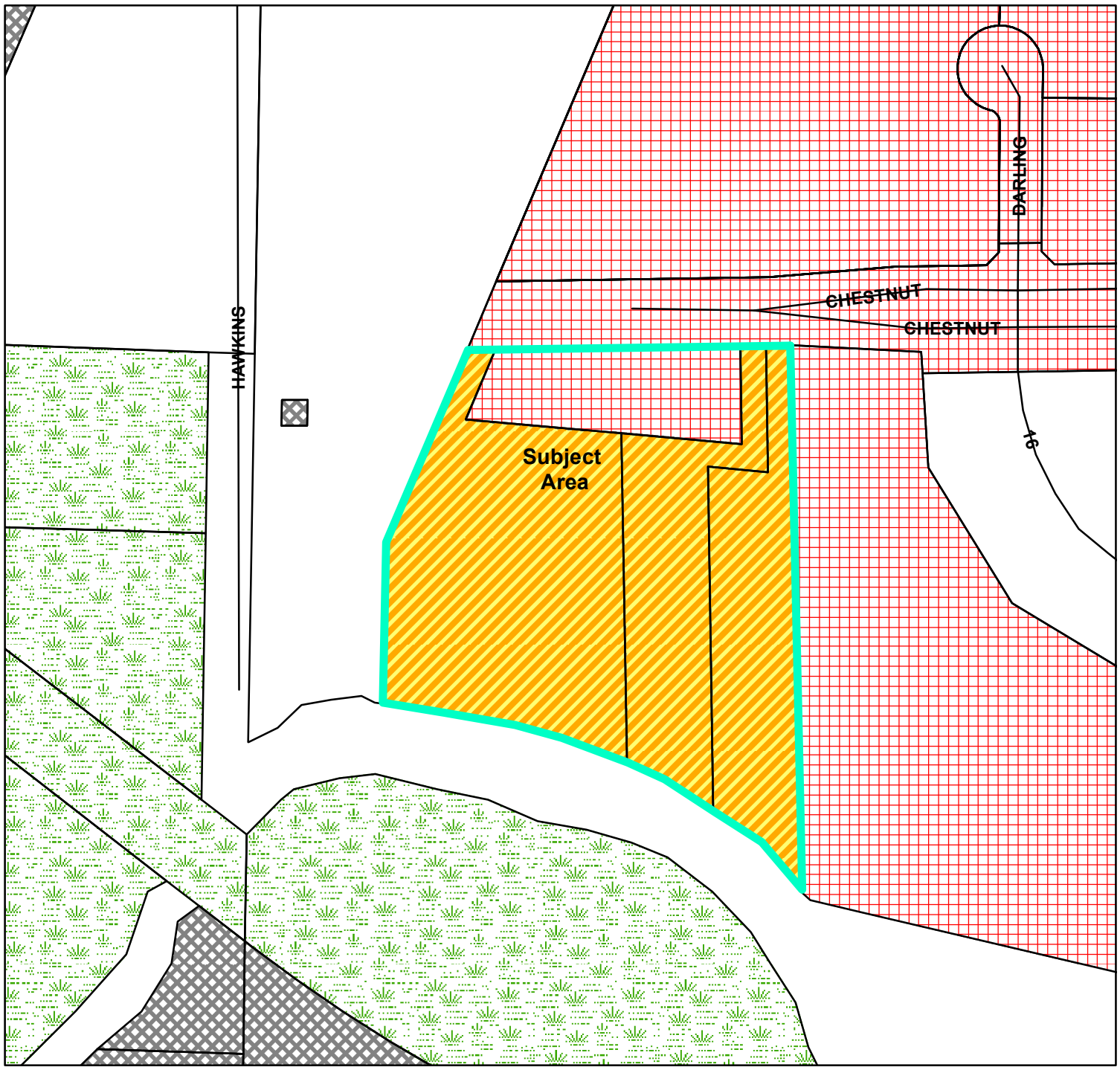
Routing J&A 5.05.26



BASIC ZONING DISTRICTS

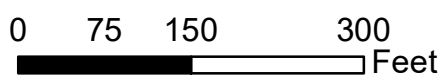
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
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- SUBJECT PROPERTY





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 **9,200 users** and **32,221 page views**.

Social Media

Since February 2025, the Forward La Crosse Facebook page has received 31,883 views, with 61% coming from non-followers. Of the total audience, 67.2% is located in La Crosse, WI, followed by viewers in Onalaska and Holmen. The strongest age group is women ages 35 to 64, with the 35 to 44 range accounting for 28.7% of total viewership.

Instagram's audience is predominantly female (59.6%), with the largest age group between 35–44. The account has reached 3,358 since the launch of the zoning plan. Followers primarily access Instagram from La Crosse, WI, followed by Onalaska and Holmen, WI.

Press Releases & E-newsletters

- April 30, 2026 - [La Crosse Housing Week is back, and so is Forward La Crosse!](#)
- April 28, 2026 - [Forward La Crosse Returns to Housing Week: Pop-Up Events and...](#)
- April 16, 2026 - [Neighborhood Meetings & Plan Commission Workshop](#)
- March 11, 2026 - [Zoning Code Update – Happening Wednesday, March 18, 2026](#)
- February 20, 2026 - [Zoning Code Update – Public Workshops Announced](#)
- January 15, 2026 - [2025 La Crosse Zoning Recap: Celebrating Community Input & Looking Ahead to 2026](#)
- December 8, 2025 - [Final Neighborhood Meeting for La Crosse Zoning Update](#)
- November 11, 2025 - OpenGen - [Zoning Code Neighborhood Meetings! Coming Up!](#)
- October 31, 2025 - [Zoning Code Neighborhood Meetings! Coming Up!](#)
- October 27, 2025 - [Wednesday, October 29! Join us for two open-house style Public Input Meetings!](#)
- October 14, 2025 - [Your Voice Matters – October 29 Public Input Meetings!](#)
- October 01, 2025 - [Community Input Meetings Set for October 29 – Review Draft Zoning Code..](#)
- September 18, 2025 - [Zoning Code Update: Tell Your Friends, Family, and Neighbors!](#)
- August 19, 2025 - [Zoning Code Update: Community Feedback Summary](#)
- July 17, 2025 - [Submit Your Comments: info@forwardlacrosse.org – We're Listening](#)
- June 17, 2025 - [Survey Deadline June 30: Shape La Crosse's Future!](#)
- June 09, 2025 - [Zoning Code 101 – Join Us June 9th & 23rd! \\$20 gift card!](#)
- May 21, 2025 - [Zoning Code 101 – Join Us This Thursday!](#)
- May 14, 2025 - [Help Shape La Crosse's Future—Take the Zoning Code Survey Today!](#)



May 07, 2025 - [City of La Crosse Launches Zoning Survey to Gather Input on Future Development and..](#)
April 24, 2025 - [NEXT WEEK! 🏠 La Crosse Housing Week ^{APR 17} April 28 – May 3, 2025!](#)
April 03, 2025 - [Forward La Crosse News: 🏠 La Crosse Housing Week ^{APR 17} April 28 – May 3, 2025!](#)
March 20, 2025 - [🏠 La Crosse Housing Week Returns! ^{APR 17} April 28 – May 3, 2025: 🏠 Join the...](#)
February 17, 2025 - [📢 The City of La Crosse Announces an Update to their Zoning and Subdivision..](#)

Community Engagement Summary #1

- [LINK](#)

In the News

2026

April 28, 2026 - (AOL) - [Forward La Crosse invites community input during housing week events](#)
April 28, 2026 - (wiproud.com) - [Forward La Crosse invites community input during housing week events](#)

2025

Feb 17, 2025 - (Around River City - Online Print) - [La Crosse Seeks Community Input for Zoning and Subdivision..](#)
March 14, 2025 - (WIZM News - Radio) [Women Build, Housing Week and Neighbor's Day with Habitat..](#)
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Apr 21, 2025 - (wiproud.com) - [La Crosse organizations to launch first-ever La Crosse Housing Week April 28..](#)
April 21, 2025 - (Yahoo News) - [La Crosse organizations to launch first-ever La Crosse Housing Week April 28 to..](#)
Apr 23, 2025 - (La Crosse Tribune) - [Housing Week aims to engage La Crosse on affordable housing issues](#)
Apr 23, 2025 - (La Crosse Tribune) - [La Crosse Housing Week: Affordable housing..](#)
Apr. 28, 2025 - (WEAU 13) - [Local organizations launch first La Crosse Housing Week](#)
April 29, 2025 - (Yahoo News) - [Housing Week kicks off in La Crosse](#)
Apr 29, 2025 - (wiproud.com) [Housing Week kicks off in La Crosse](#)
Apr 30, 2025 (News 8) - [La Crosse Housing Week aims to address community..](#)
May 7, 2025 (WXOW 19) - [City of La Crosse is seeking input on future development and neighborhood character](#)
May 8, 2025 - ([wiproud.com](#)) - [La Crosse wants your input on the Forward La Crosse Zoning Update](#)
June 30, 2025 - (WIZM News) - [Zoning and neighborhood needs are top priorities for new development...](#)
June 09, 2025 - (News 8) - [City of La Crosse educates residents on the importance of zoning](#)
Sept 2, 2025 - (WEAU 13) - [City of La Crosse plans update for zoning code...](#)
Sept 3, 2025 - (WLAX) - [The City of La Crosse is updating its zoning laws](#)
October 3, 2025 - (La Crosse Tribune) [More public input sought as La Crosse focuses its zoning code overhaul](#)
November 3, 2025 - (La Crosse Tribune - Opinion) - [Zoning Changes Will Make La Crosse Less Desirable](#)

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

2026

May 5, 2026 - [Zoning code Update \(Housing Week\)](#)

- Pop-up tables will also be set up throughout the week at the La Crosse Public Library, Riverside Park, and at Grounded Coffee Shop. Residents can stop by to review engagement findings, explore draft residential districts, and share feedback.

April 27, 2026 - [Joint Common Council/City Plan Commission Workshop](#)

March 18, 2026 - [Joint Common Council/City Plan Commission Workshop](#)

2024/2025

December 9, 2024 - [Zoning Code Neighborhood Meeting \(6:30\)](#)

November 24, 2024 - [Zoning Code Neighborhood Meeting \(6-7:30PM\)](#)

November 18, 2024 - [Zoning Code Neighborhood Meeting \(6-7:30PM\)](#)

November 17, 2024 - [Zoning Code Neighborhood Meeting \(6-7:30PM\)](#)

November 10, 2024 - [Zoning Code Neighborhood Meeting \(6-7:30PM\)](#)

October 29, 2024 - [Public Input Meeting \(12–2 PM\)](#)

October 29, 2024 - [Public Input Meeting \(6–7 PM\)](#)

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

May 27, 2025 - [Zoning Code 101](#) - Logan-Northside Neighborhood Association and Lower Northside Depot.

May 22, 2025 - [Zoning Code 101](#) - Washburn, Downtown, and Powell-Poage-Hamilton Neighborhood Associations

May 5 - La Crosse Chamber - [The Forum: La Crosse Housing & Zoning Changes](#)

April 30, 2025 - [Zoning & Beyond: Forward La Crosse](#) - La Crosse Public Library Main Branch

May 1, 2025 - [Zoning & Beyond: Forward La Crosse](#) - La Crosse Public Library Main Branch

April 30- May 2, 2024 - [Housing Week](#)

- Housing Week (April 30–May 2, 2024) brought together residents, city planners, and community partners to explore housing challenges and opportunities in La Crosse. Events included zoning discussions at the public library, pop-up tables across the city, a casual “Housing on Tap” gathering, a “Let’s Taco Boat” lunch, a history exhibit on local housing, and a session on the economics of redevelopment—all aimed at engaging the community in shaping the future of housing.

Oct 29, 2025 - [Public Input Meeting \(12–2:00 PM\)](#)

Oct 29, 2025 - [Public Input Meeting \(5–7:00 PM\)](#)

Nov 10, 2025 - [Zoning Code Neighborhood Meeting](#)

Nov 17, 2025 - [Zoning Code Neighborhood Meeting](#)

Nov 24, 2025 - [Zoning Code Neighborhood Meeting](#)

Dec 9, 2025 - [Zoning Code Neighborhood Meeting](#)

Organizational Media Inclusion



May 25, 2025 – The Bluffside Neighborhood Association shared the Forward La Crosse newsletter Housing Week 2025 - Habitat for Humanity - 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..](#)

Oct 24, 2025 - (Habitat for Humanity) [La Crosse rezoning input sessions & panel discussion](#)

October 26, 2025 (North La Crosse Business Association, FB page) - [Get ready to see and give feedback on...](#)

October 29, 2025 - (La Crosse Builders Association, FB Page) - [We've been keeping a finger on the pulse of...](#)



Forward La Crosse: 2025 Zoning Code Update Promotion

www.forwardlacrosse.org

Campaign Timeline: Kick Off February 2025

Overview

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

ForwardLacrosse.org

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

Social Media

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

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

Regional Press Releases

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

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

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

E-newsletters

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

- Zoning Comments - [LINK](#)

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

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

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

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

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

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

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15. June 09, 2025 (News 8) - [City of La Crosse educates residents on the importance of zoning](#)

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May 1, 2025 - [Zoning & Beyond: Forward La Crosse](#) - La Crosse Public Library Main Branch

Housing Week April 30- May 2, 2024

Wednesday, April 30

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

Thursday, May 1

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

Friday, May 2

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

Organizational Media Inclusion

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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
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Emily Soderberg, Engagement Manager MSA Professional Services
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Mike Lamb, Mike Lamb Consulting mlambnet@gmail.com



DATE:

May 29th , 2025

LA CROSSE ZONING AND SUBDIVISION CODE UPDATE

Housing Week

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

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

Survey Update

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

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

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

PROJECT UPDATE

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

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

Focus Groups and Interviews

These will primarily take place throughout June.

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

Project Next Steps

- Stakeholder Interview Discussions
- Code Diagnostics
- Specific Code Approaches

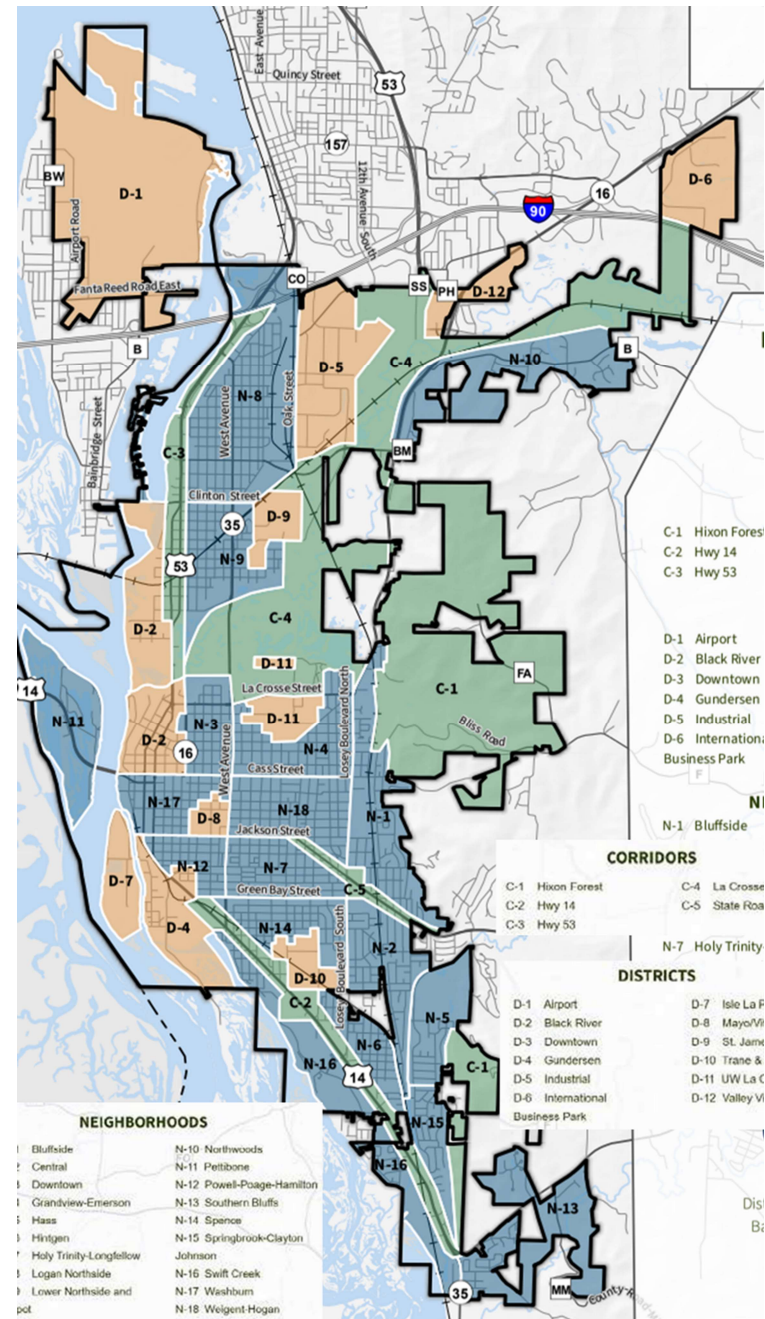
Built Form Study | Districts

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

Districts

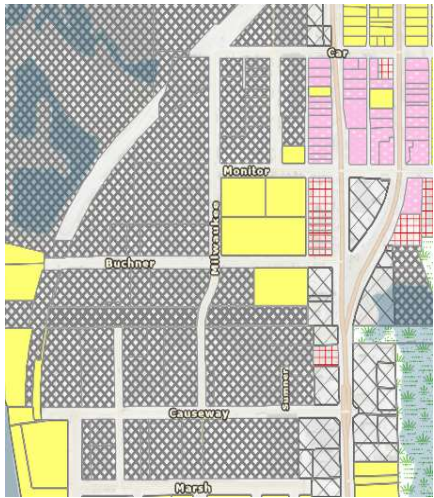
D-1 thru D-12

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



Built Form Study | Plate D-2: Black River

NDC Framework: District



Urban Pattern



Built Form Examples



Notes

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

Built Form Study | Plate D-4: Gundersen

NDC Framework: District



Urban Pattern



Built Form Examples



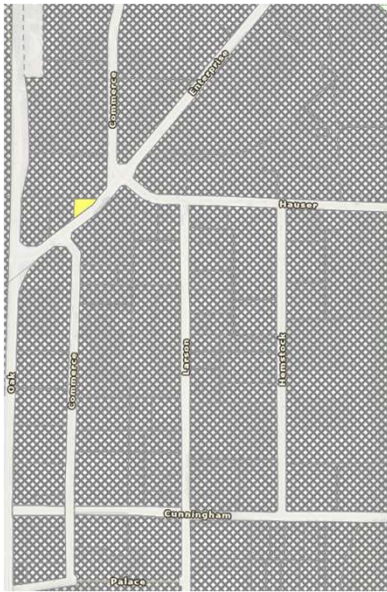
Notes

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



Built Form Study | Plate D-5: Industrial

NDC Framework: District



Urban Pattern



Built Form Examples

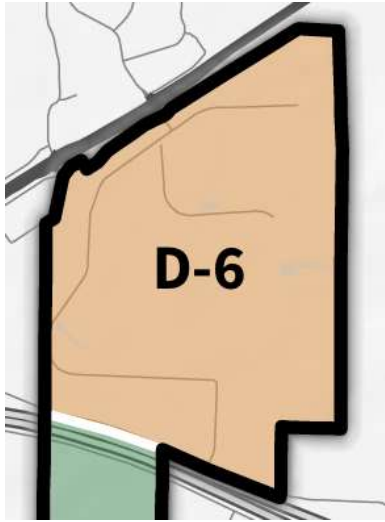


Notes

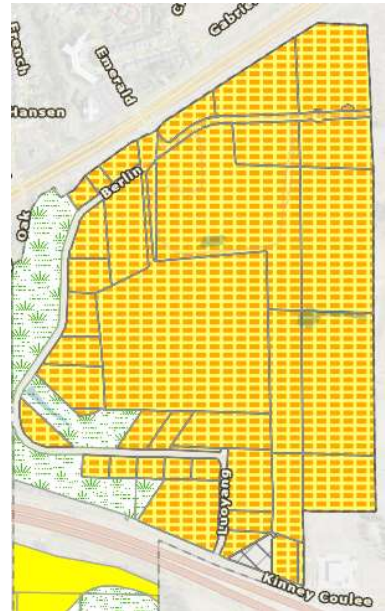
- Existing zoning: M2 Heavy Industrial
- Character area: Industrial large lot
- Key intersection: Oak St & Enterprise Ave
- Parcel pattern: Large irregular lots fronting Enterprise Ave and side streets
- Scale: Large floor plate buildings not exceeding 100 feet in height
- Yards: Shallow setbacks from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

Built Form Study | Plate D-6: International

NDC Framework: District



Urban Pattern



Built Form Examples

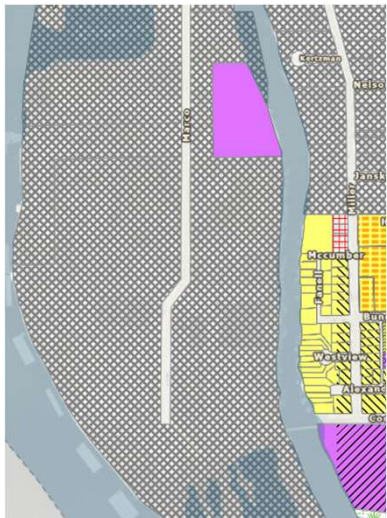
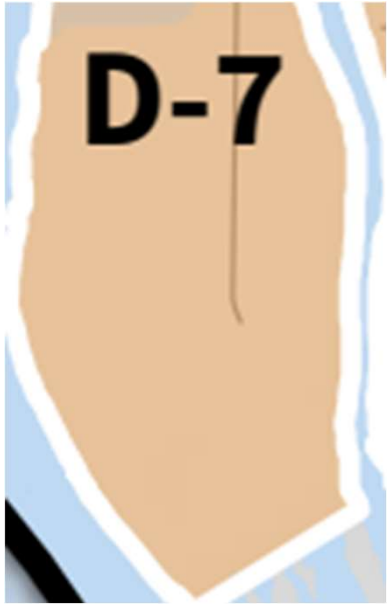


Notes

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

Built Form Study | Plate D-7 Isle La Plume

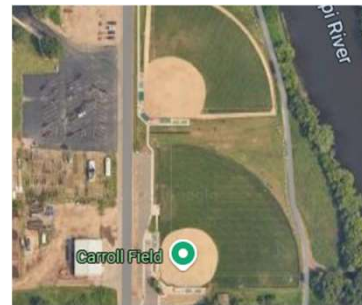
NDC Framework: District



Urban Pattern



Built Form Examples



Notes

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

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

NDC Framework: District



Urban Pattern



Built Form Examples



Notes

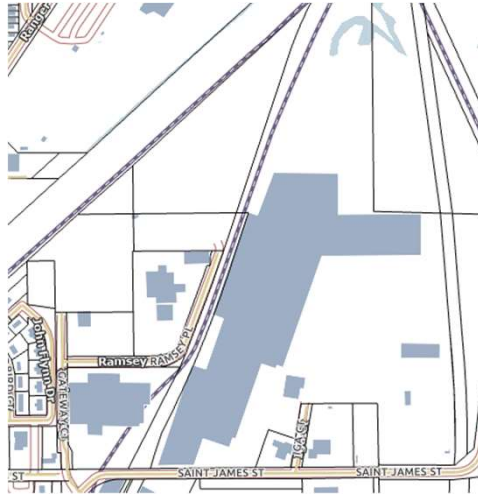
- Existing zoning: PS Public and Semi-Public, C1 Local Business
- Character area: Campus/medical & educational
- Key intersection: West Ave & Jackson St, West Ave & Market St
- Parcel pattern: Large rectangular lots fronting side streets abutting an access road on at least one edge; large commercial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

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

NDC Framework: District



Urban Pattern

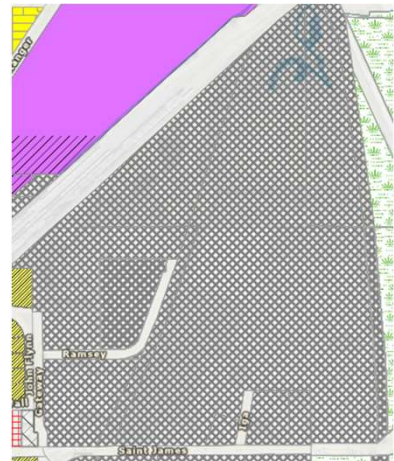


Built Form Examples



Notes

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

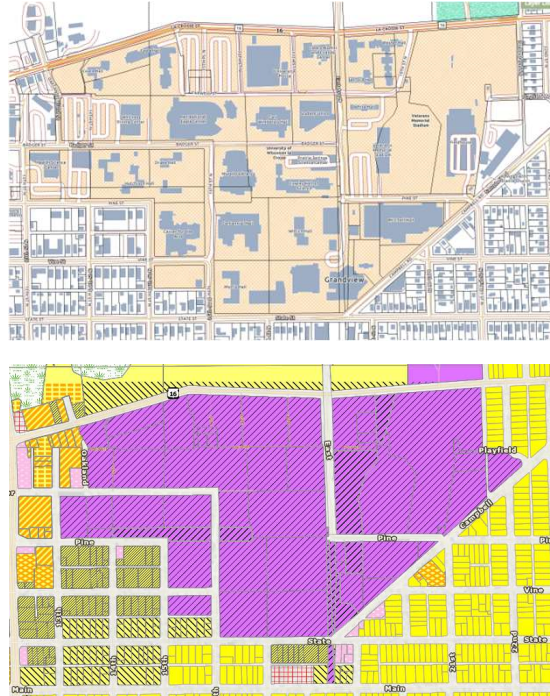


Built Form Study | Plate D-11: UW La Crosse

NDC Framework: District



Urban Pattern



Built Form Examples



Notes

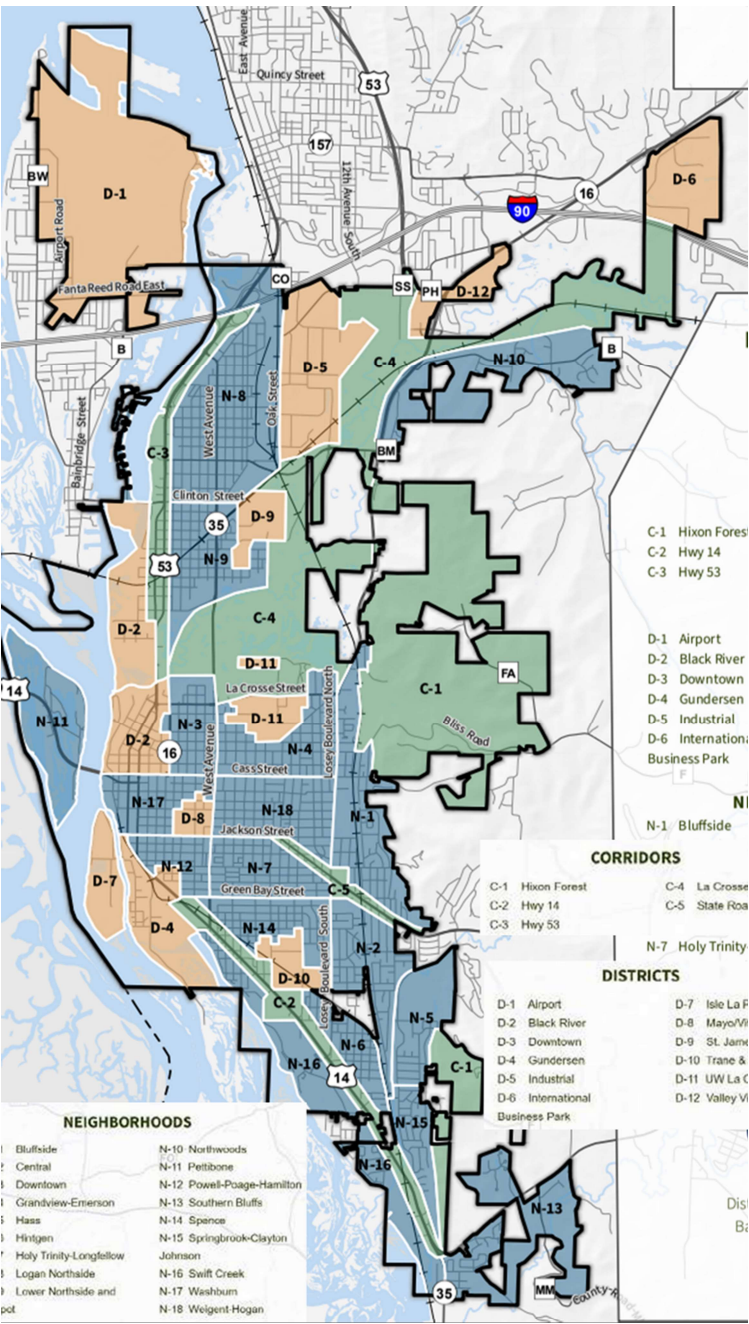
- Existing zoning: Public and Semi-Public
- Character area: Campus/educational
- Key intersection: La Crosse St & East Ave, La Crosse St & Losey Blvd
- Parcel pattern: Large rectangular lots abutting an access road on at least one edge; most lots are 300-370 feet deep
- Scale: 2-5 story academic buildings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

Built Form Study | Neighborhoods

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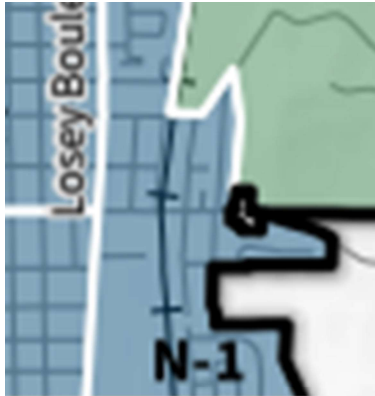
Neighborhoods

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



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

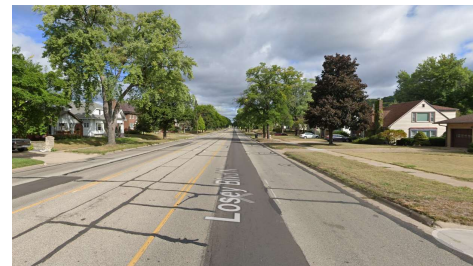
NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

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

Built Form Study | Plate N-2: Central

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

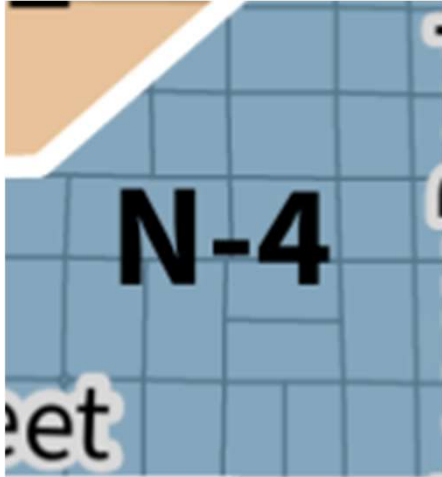


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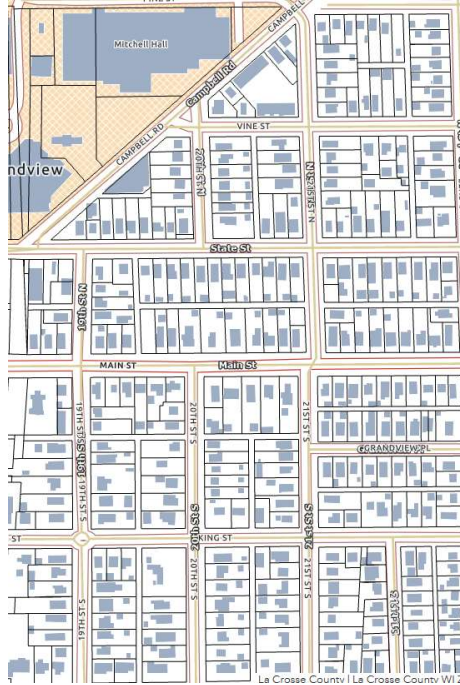
- Existing zoning: R1 Single Family
- Character area: Traditional neighborhood
- Key intersection: State Rd & 31st St
- Parcel pattern: Small rectangular lots; most lots are 70-85 feet wide and 140-150 feet deep
- Scale: 1-2 story single-family buildings with a few 2-story multi-family duplexes
- Yards: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

Built Form Study | Plate N-4: Grandview Emerson

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



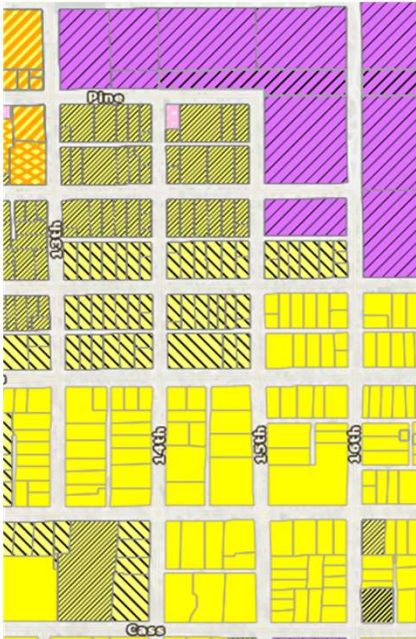
Notes

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



Built Form Study | Plate N-4.1: Grandview Emerson

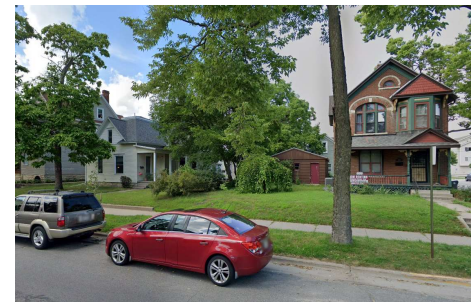
NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



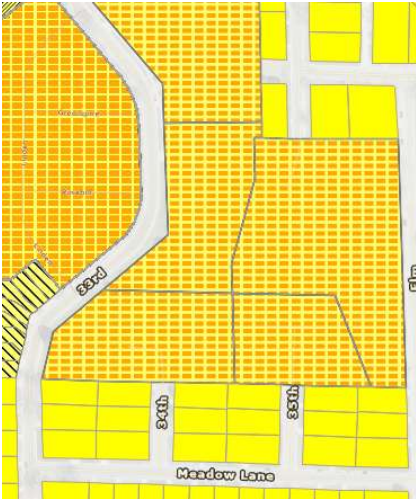
Notes

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

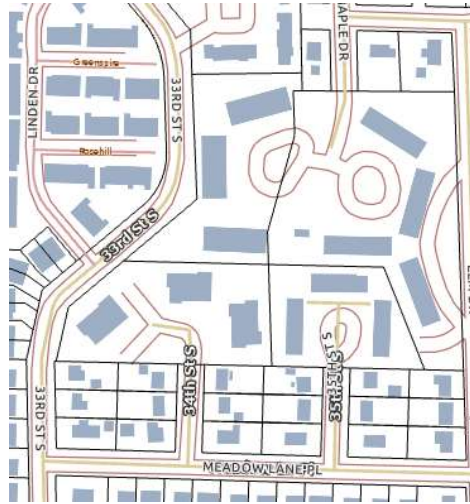


Built Form Study | Plate N-5: Hass

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



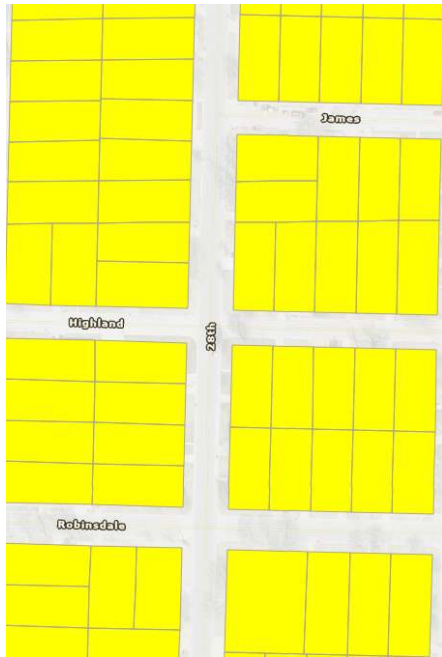
Notes

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



Built Form Study | Plate N-6: Hingten

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

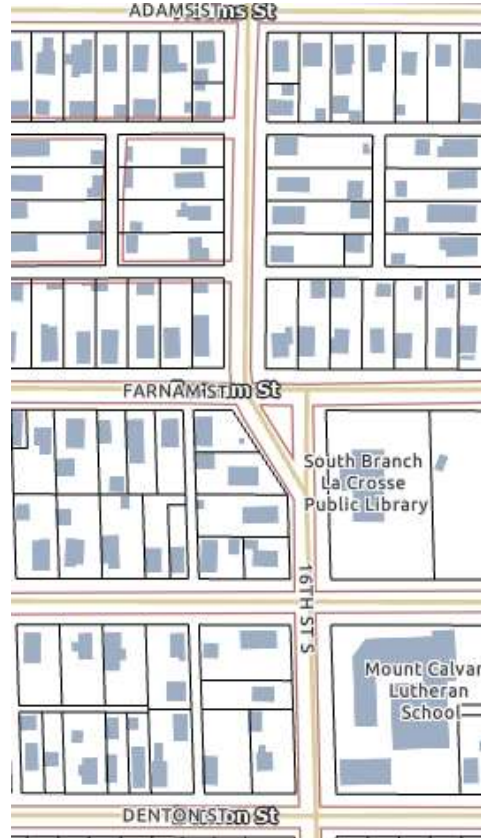
- Existing zoning: R1 Single Family
- Character area: Traditional neighborhood
- Key intersection: N/A
- Parcel pattern: Small rectangular lots that are 60 feet wide and 120-135 feet deep
- Scale: 1-2 story single-family buildings
- Yards: 20-25 foot front yard setback (from front property line); small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

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

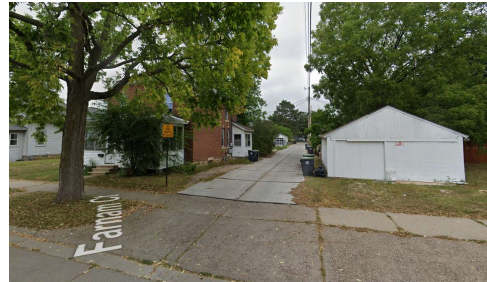
NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



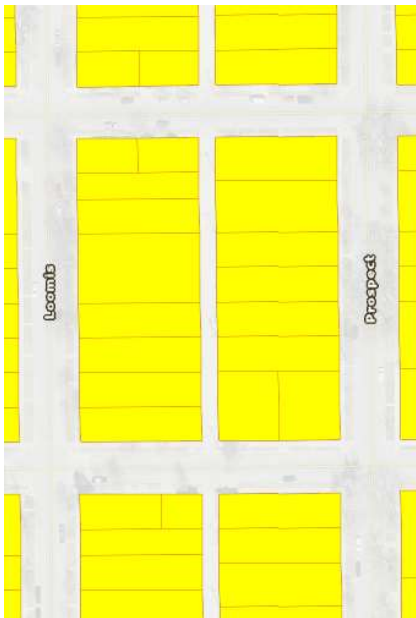
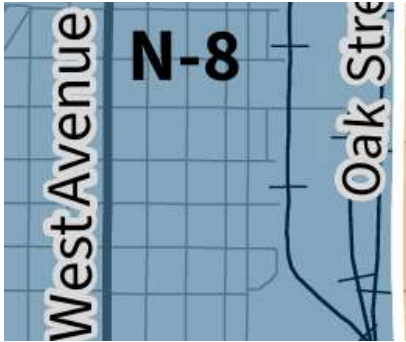
Notes

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



Built Form Study | Plate N-8: Logan Northside

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

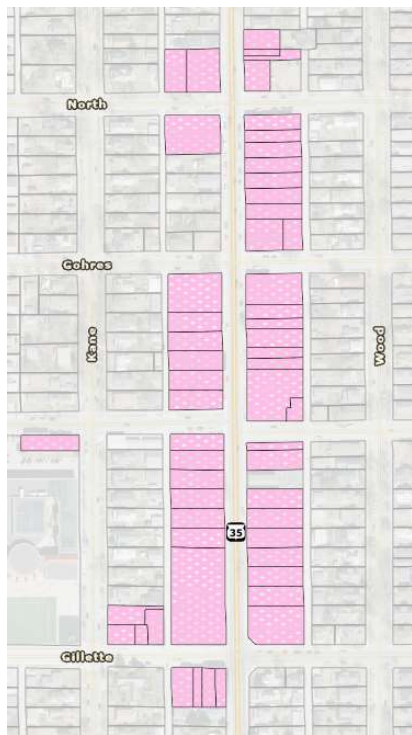


Notes

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

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

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

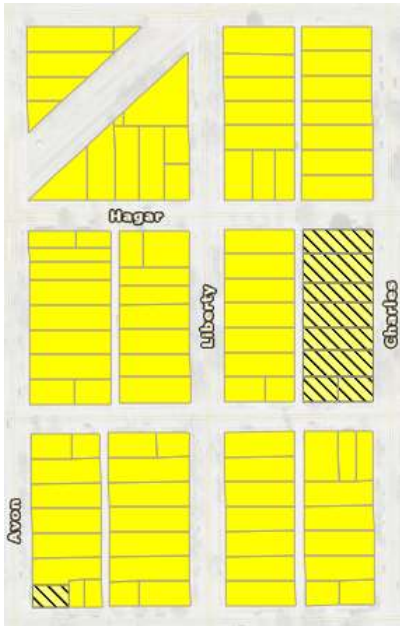


Notes

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

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

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

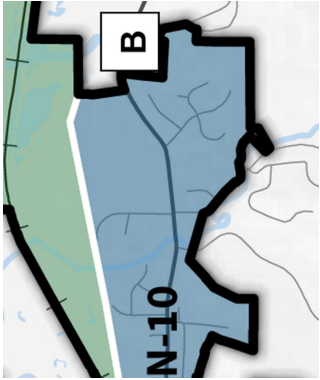


Notes

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

Built Form Study | Plate N-10: Northwoods

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples

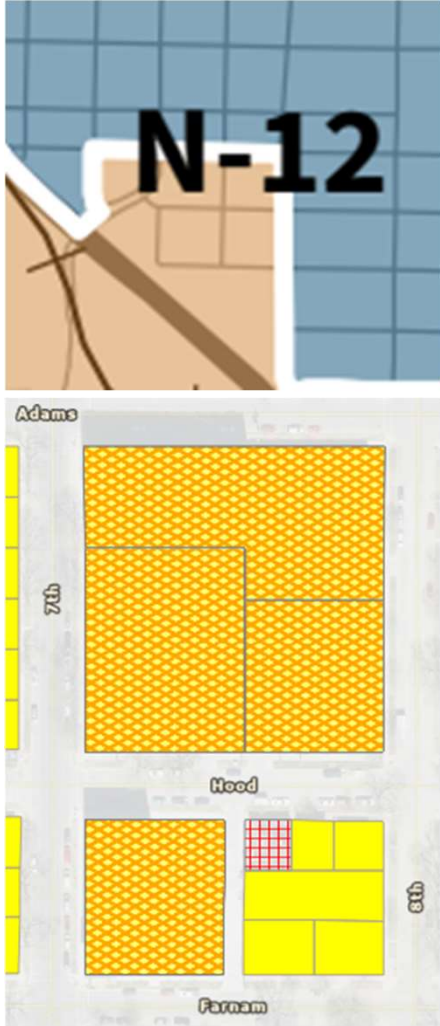


Notes

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

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

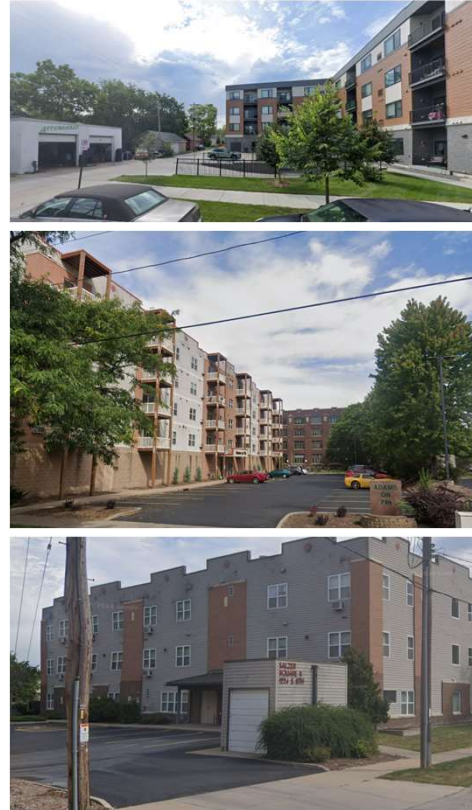
NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

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

Built Form Study | Plate N-14: Spence

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

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

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

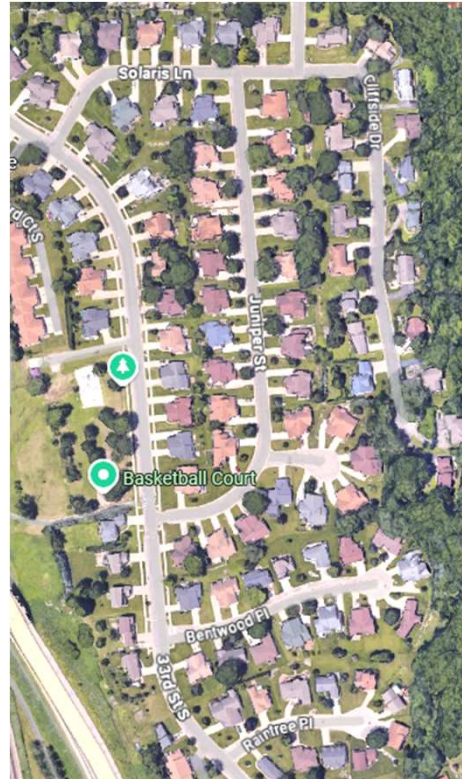
NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

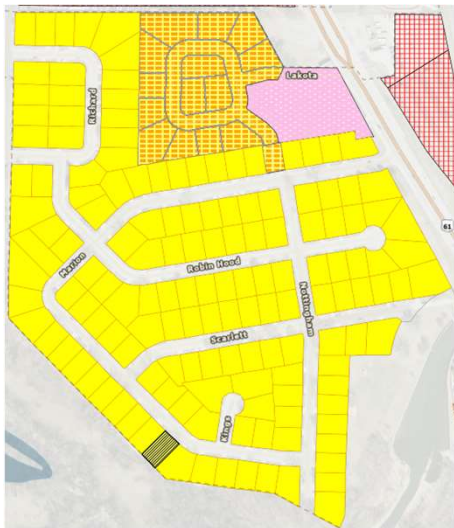
- Existing zoning: N/A
- Character area: contemporary neighborhood
- Key intersection: 33rd St S and Solaris
- Parcel pattern: 85 ft wide lots typical
- Scale: 1 story; some taller
- Yards: 25 foot front yard setback (from front property line)
- Parking: Driveways accessible from streets; parallel parking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

Built Form Study | Plate N-16: Swift Creek

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

- Existing zoning: R1 Single Family, PD Planned Development, & C1 Local Business
- Character area: Contemporary neighborhood
- Key intersection: US-35 & N Marion Rd
- Parcel pattern: Small rectangular lots; most lots are 75-85 feet wide and 95-115 feet deep from ROW line
- Scale: 1-2 story single-family buildings with 11 1-story multi-family duplexes/triplexes/quadplexes in Lakota PI development area
- Yards: 15-30 foot front yard setback (from ROW line); rear yards varying between 30-50 feet; 20 foot front yard setback (from ROW line) and 10-15 feet rear yard setback in Lakota PI duplexes/triplex/quadplex
- Parking: Garages and driveways accessible from main streets; parallel parking on each side of street
- Materials: Lap siding (vinyl and wood), masonry
- Street: 40-foot ROW with no sidewalks; curb cuts for driveways with 5-foot grass road verges
- Service Drive: Front-loaded

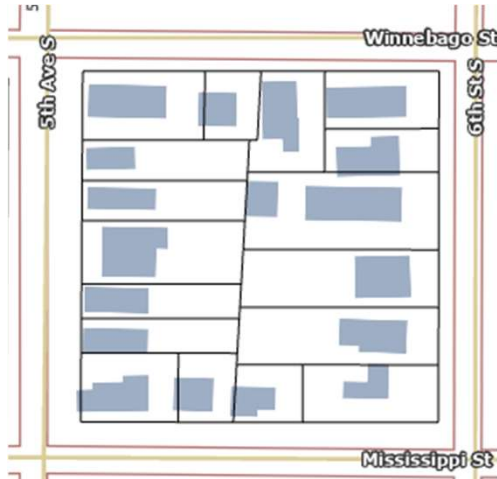
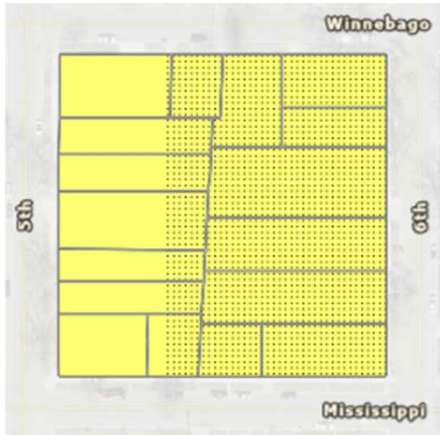


Built Form Study | Plate N-17: Washburn

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



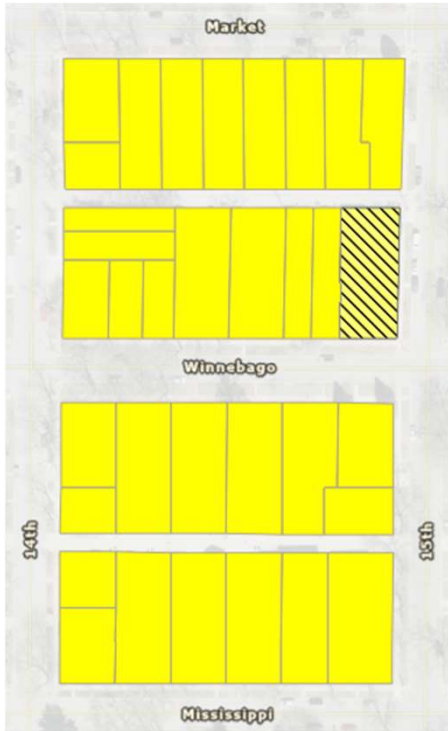
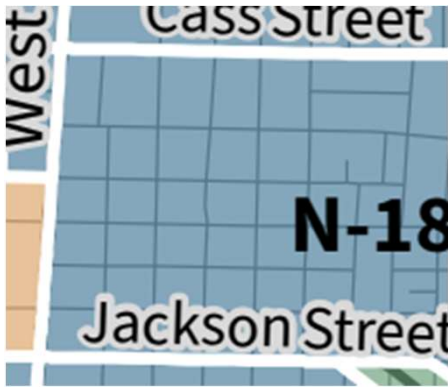
Notes

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



Built Form Study | Plate N-18: Weigent Hogan

NDC Framework: Neighborhoods



Urban Pattern



Built Form Examples



Notes

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





Character Area Definitions

Zoning Update using a Context Sensitive, Character-based Approach

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

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

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

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

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

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

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

NDC Boundaries

City of La Crosse

Comprehensive Plan 2040

LEGEND

- Corridor
- District
- Neighborhood

CORRIDORS

- | | |
|------------------|---------------------|
| C-1 Hixon Forest | C-4 La Crosse Marsh |
| C-2 Hwy 14 | C-5 State Road |
| C-3 Hwy 53 | |

DISTRICTS

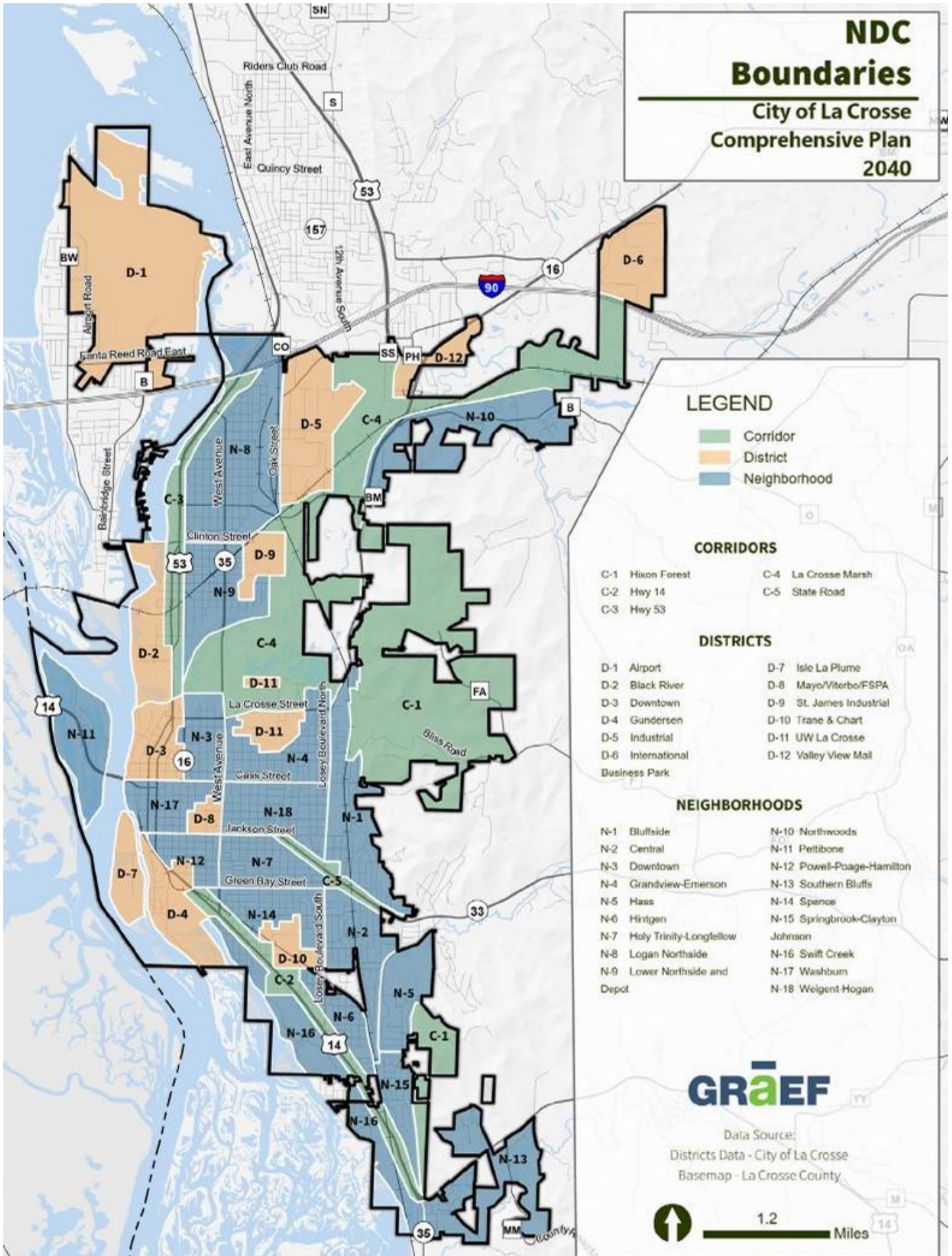
- | | |
|---------------------------------|--------------------------|
| D-1 Airport | D-7 Isle La Plume |
| D-2 Black River | D-8 Mayo/Viterbo/FSPA |
| D-3 Downtown | D-9 St. James Industrial |
| D-4 Gunderson | D-10 Trane & Chart |
| D-5 Industrial | D-11 UW La Crosse |
| D-6 International Business Park | D-12 Valley View Mall |

NEIGHBORHOODS

- | | |
|-------------------------------|----------------------------------|
| N-1 Bluffside | N-10 Northwoods |
| N-2 Central | N-11 Pettibone |
| N-3 Downtown | N-12 Powell-Poage-Hamilton |
| N-4 Grandview-Emerson | N-13 Southern Bluffs |
| N-5 Hass | N-14 Spence |
| N-6 Hintgen | N-15 Springbrook-Clayton Johnson |
| N-7 Holy Trinity-Longfellow | N-16 Swift Creek |
| N-8 Logan Northside | N-17 Washburn |
| N-9 Lower Northside and Depot | N-18 Weigent-Hogan |

GR̄AEF

Data Source:
Districts Data - City of La Crosse
Basemap - La Crosse County





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



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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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



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

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

Character Area: *Downtown* – Three Distinct Areas



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



Downtown Area





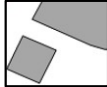
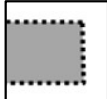
Core



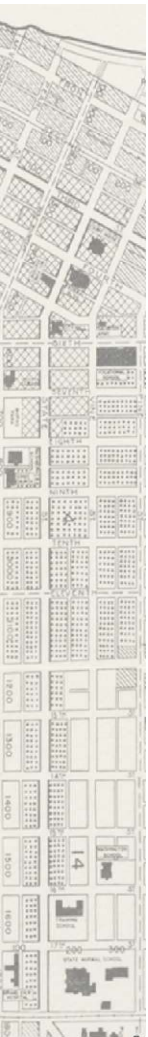
“Main street”

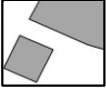
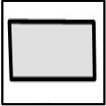
Character Areas: Downtown Core/Building Frontage & Parking



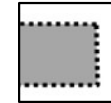
-  Active building frontage
-  Blank building wall
-  Surface parking
-  Structured parking

Character Areas: *Downtown Core/Parking Diagram*

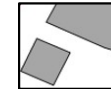


-  Surface parking
-  Structured parking

Character Areas: "Main Street"/Frontage & Parking Diagram



Structured parking



Surface parking



Active building frontage

Character Areas: *Main Street/Frontage & Parking Diagram*



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

Character Areas: *Building Standards*



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



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



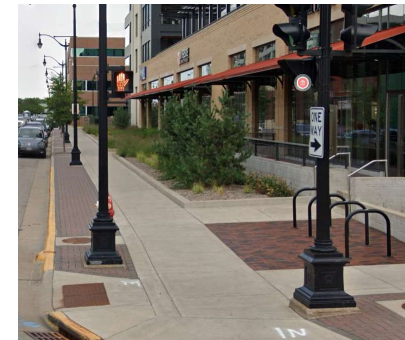
Renovations highlight the historic character of street level shopfronts; graphics obscure window transparency.



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



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



Recent residential building includes large setback from the street.



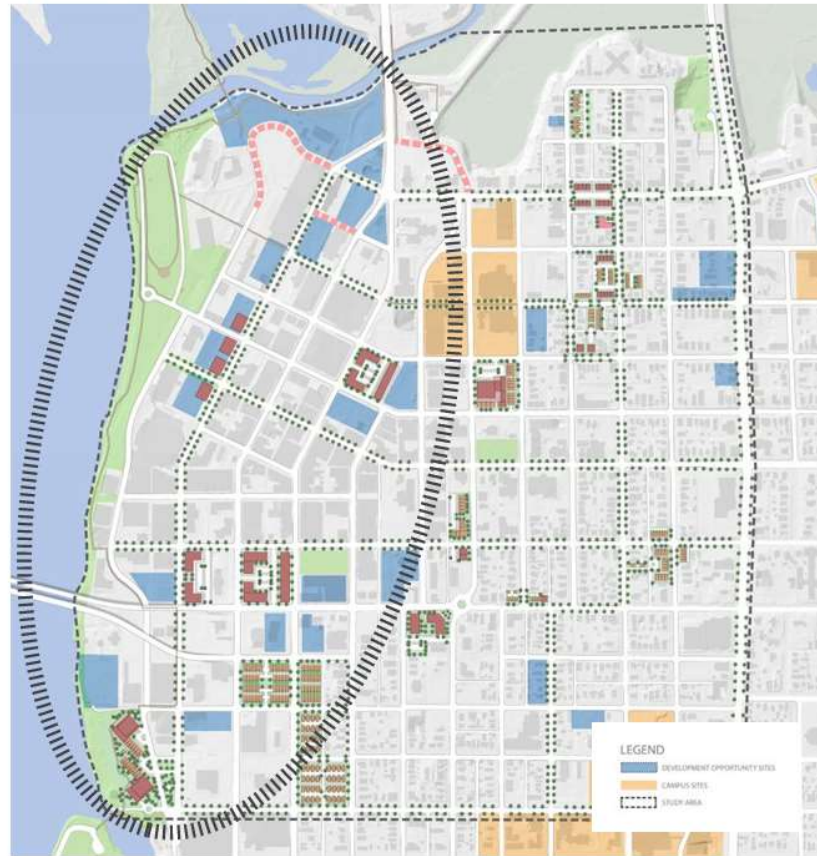
Character Areas: *Downtown Development Opportunities*

CORE CLUSTER CONCEPTS

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



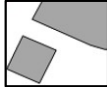
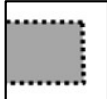
- 1. Surface Parking Lots.** Privately owned parking lots could be redeveloped into a vertical mixed use. These sites are subject to concepts in the prototypical development diagrams.
- 2. US Post Office Site.** Redeveloping the US Post Office site for a project that better contributes to the culture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

DEVELOPMENT CONCEPT MAP



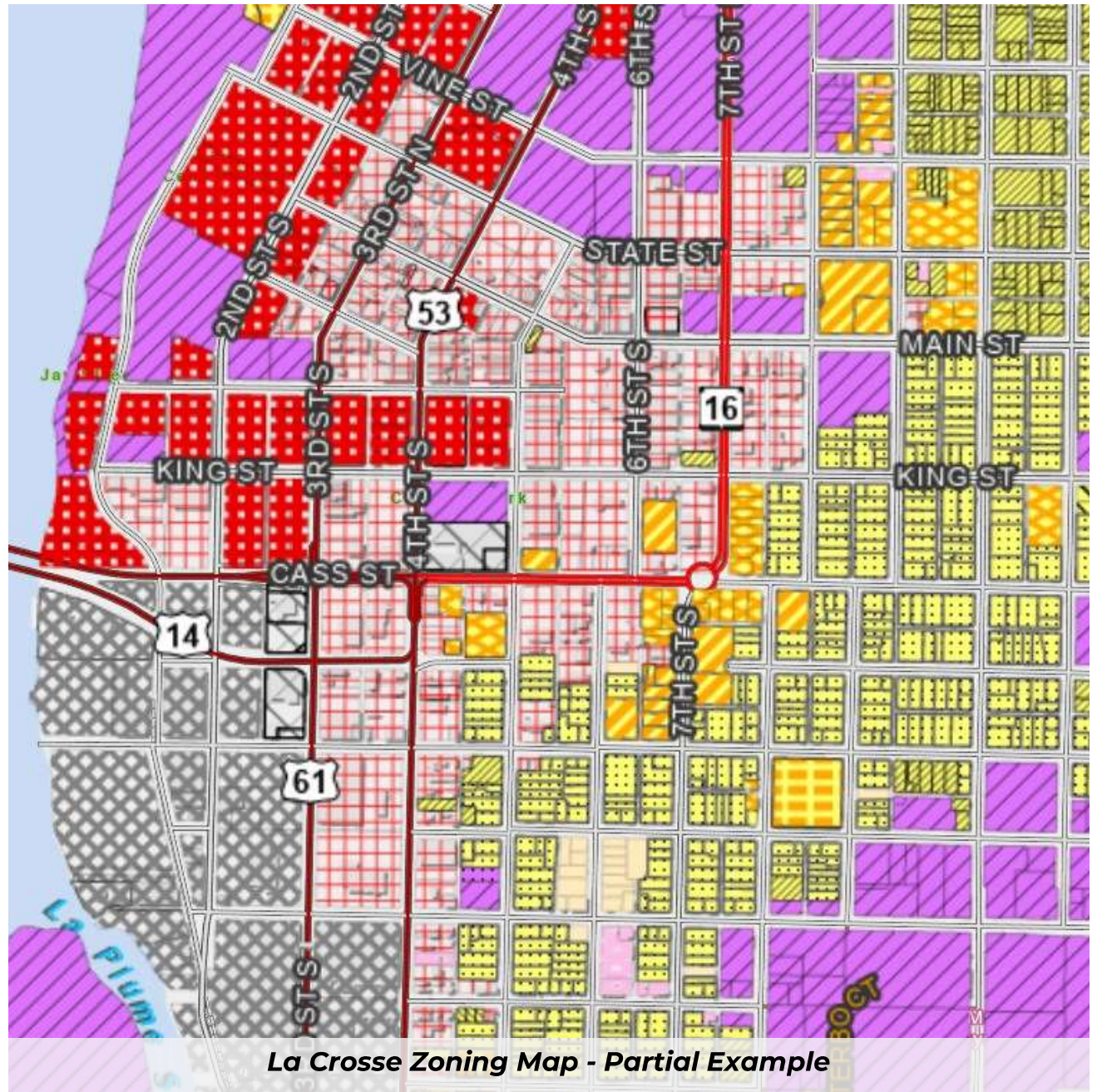
Character Areas: *Downtown Core/Frontage & Parking*



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

Contents

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



Introduction & History

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

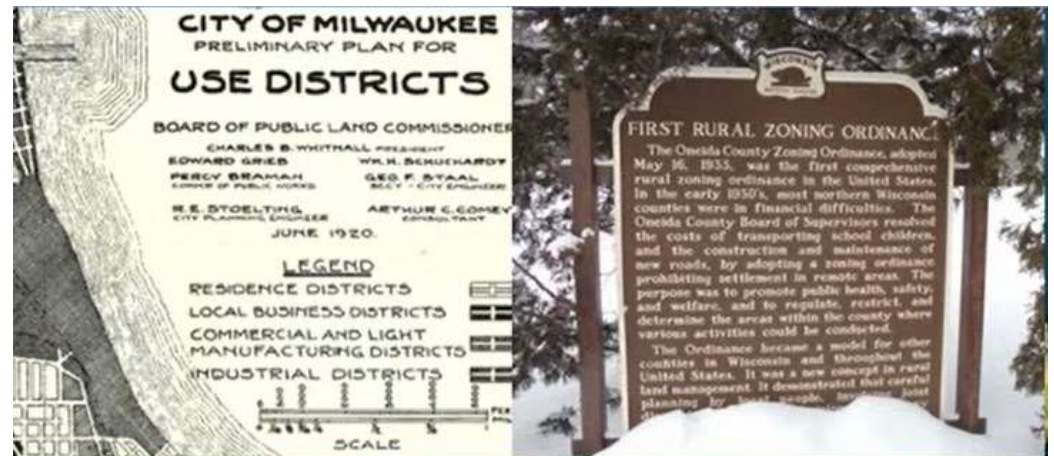
- Protecting public health, safety and general welfare.
- Promoting desirable patterns of development.
- Separating incompatible land uses.
- Maintaining community character and aesthetics.
- Protecting community resources such as farmland, woodlands, groundwater, surface water, and historic and cultural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

Additional Forms of Zoning

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

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

Source: UW- Madison Division of Extension



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

Scope of Work & Organization



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

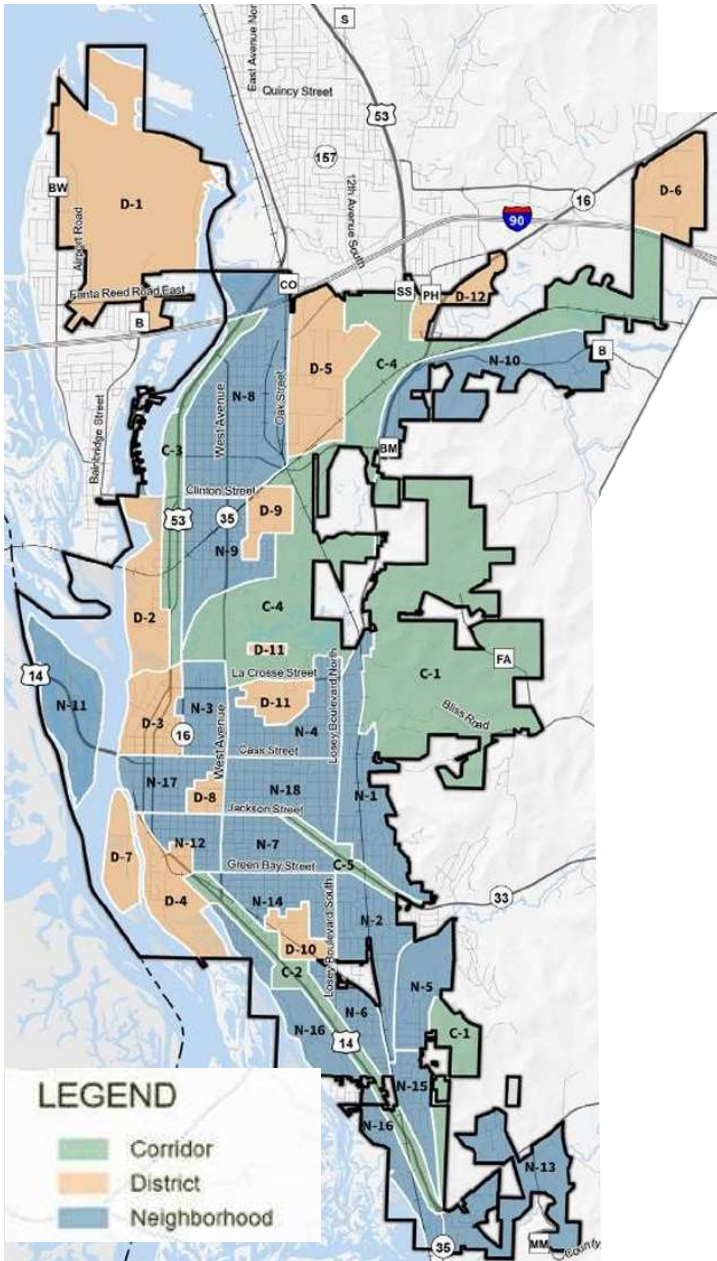
Organization of a Zoning Code

Most zoning ordinances are organized in the following manner:

- **Title, Authority and Purpose**
- **General Provisions**
- **Zoning Districts and Regulations**
- **Zoning Nonconformities**
- **Impact Regulations**
- **Administration and Enforcement**

Schedule

	1	2	2025	4	5	6	7	8	9	10	11	12	13	14	2026	16	17	18	19	20	21
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Project Kickoff		Dec 18																			
P1 Review Plans/Conditions																					
Review Plans & Policies																					
Technical Memo 1																					
Document Conditions																					
Technical Memo 2																					
P2 Analyze & Recommend																					
Diagnose																					
GIS Analysis																					
Technical Memo 3																					
Recommendations																					
Technical Memo 4																					
Annotated Outline																					
P3 Codify & Adopt																					
Districts & Standards																					
Subdivision Regs.																					
Review Draft																					
Final Draft																					
Adoption Process																					
P4 Outreach & Participation																					
Public Meetings																					
Stakeholder Meetings																					
Media Company Coord.																					
P5 Meetings & Management																					
Staff Coordination																					
Dept Working Group																					
Steering Committee (PC)																					
Common Council																					
Public Hearing																					



The **Comprehensive Plan** sets forth the vision of future land uses within the City of La Crosse. Future land use is based on the “Neighborhood, District and Corridor Framework” (NDC), a system devised by the Congress for New Urbanism (CNU).

How does NDC Work? The intent of the NDC model is to encourage walkable, compact communities that are rich with amenities and celebrate the history of the built environment and the preservation of natural features, all while respecting the fabric of communities. NDC proposes three fundamental classifications that organize La Crosse into a mix of uses rather than isolated land uses.

Neighborhoods:

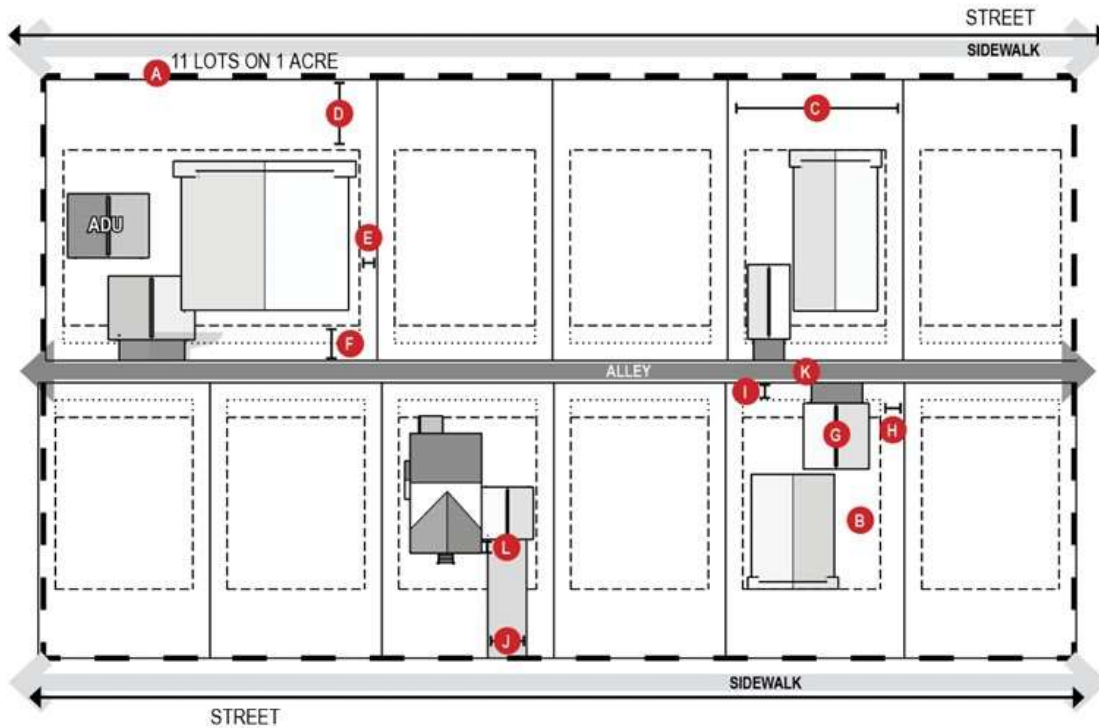
La Crosse neighborhoods have distinct identities, housing characteristics, unique history, and geographic features. They are typically compact, pedestrian-friendly, and mixed-use. Neighborhoods may contain a number of supporting uses and activities that serve residents, such as parks, schools, libraries, small-scale retail, and other services. Neighborhood associations were consulted during the creation of this comprehensive plan to help identify the vision and land uses within La Crosse’s neighborhoods.

Districts:

Districts are larger areas where the City, property owners, developers, and investors should concentrate business, commercial, and industrial activity and expansion over the next twenty years. Districts may emphasize a special single use or purpose, but may contain a variety of other uses and activities. For example, a shopping district may have primarily commercial uses with a few small-scale industrial uses mixed in. La Crosse’s districts are based on types of dominant uses, include overlapping neighborhoods, and have generally larger geographic extents.

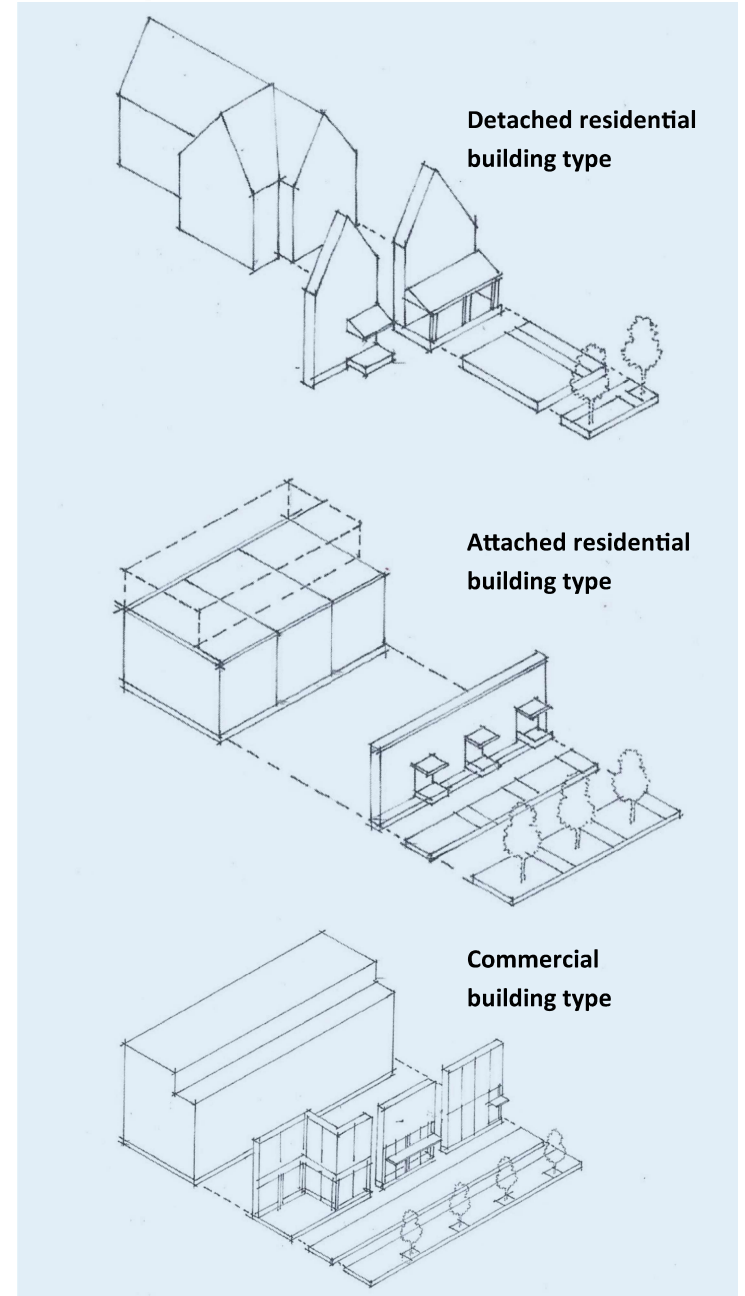
Corridors:

Corridors are linear areas that provide connectivity between the neighborhoods and districts. Corridors can accommodate a variety of land uses, including natural, recreational, and cultural uses. They can range from boulevards and rail lines to rivers and parkways. La Crosse has several major corridors identified based on transportation and environmental features.



Typical Lot Regulations

- A: Lot area
- B: Buildable area
- C: Lot width
- D: Front yard/setback
- E: Side yard/setback
- F: Rear yard/setback
- G: Accessory building
- H/I: Parking setback
- J: Driveway width
- K: Alley width
- L: Garage stepback from main house



Possible Housing Types

HOUSE HACKS
Entrepreneurial adaptations to an existing home that diversify housing options or generate an income.

COMMERCIAL INCUBATION
Low-cost ways to grow and validate an early-stage business.

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

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

NEIGHBORHOOD NODE
Walkable neighborhood destinations like corner stores and workspaces, 1-3 storeys, mixed-use or commercial.

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

STEP BUILDINGS
Small-scale
Time-enhanced
Entrepreneurial
Purposeful

Designed by GreenSource and the
Innovative Development Studio.

ATTACHED ADU **DETACHED ADU** **SHARED HOUSE** **GUEST SUITE** **GUEST HOUSE** **HOUSE ON WHEELS** **FLEX SHED**

HOME OFFICE / WORKSHOP **MARKET TENT** **PUSH CART** **TRAILER** **TRUCK** **TEMPORARY EVENT** **POP-UP SHOP**

KIOSK **MAKERSPACE** **SKINNY HOUSE** **COTTAGE** **SEMI-DETACHED** **ROWHOUSE** **TOWNHOUSE**

STACKED DUPLEX **SIDE-BY-SIDE DUPLEX** **FRONT-BACK DUPLEX** **APT HOUSE (RENO)** **HOME CONVERSION** **APT HOUSE (NEW)** **SMALL APT**

STACKED FLATS **WALK-UP APT** **COURTYARD APT** **ALLEY TOWNHOUSES** **SHOPHOUSE (GRANDFATHERED)** **LIVE/WORK** **MAINSTREET LITE**

MAINSTREET (GRANDFATHERED) **SHOP** **MULTI-TENANT COMMERCIAL** **SMALL MAINSTREET MIXED** **LARGE MAINSTREET MIXED** **PARKING LOT MARKET** **BOOTLEG SHOPHOUSE**

BOOTLEG TRIPLEX **DETACHED TRIPLEX** **GUEST VILLAGE** **DOUBLE DUPLEX** **DUPLEX COURT** **COTTAGE SQUARE** **COTTAGE COURT**

Subdivision of Land

Much of the form and character of a community is determined by the design of subdivisions and the standards by which they are built. State statutes regulate the technical and procedural aspects of dividing land for development and provide minimum standards for subdivisions related to sanitation, street access and layout. Among its many purposes, land division regulations can help a community to:

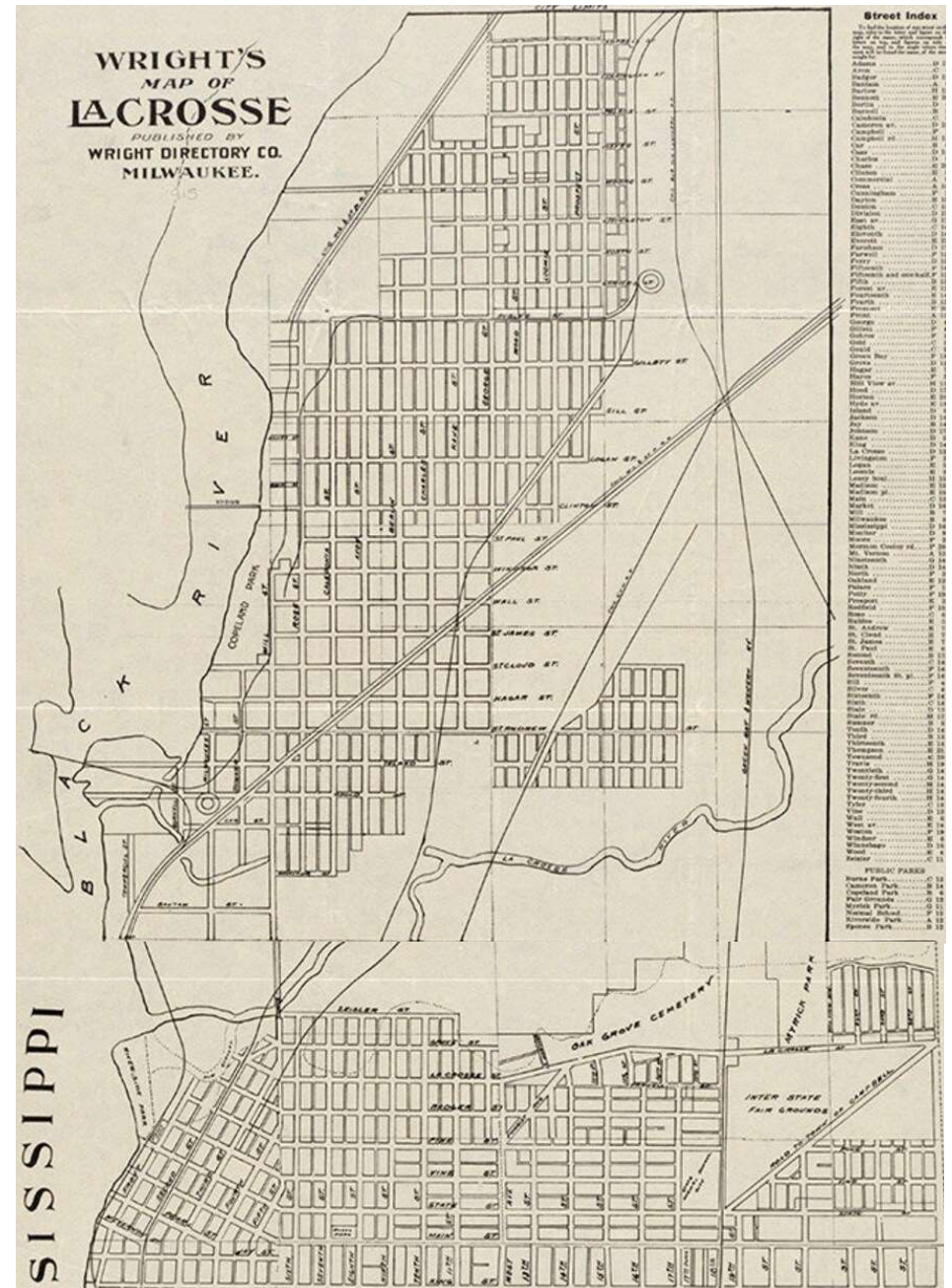
- Address health and safety issues such as stormwater runoff and emergency access.
- Ensure new development is adequately served by public facilities such as roads and parks.
- Provide for the efficient placement and delivery of public services and facilities.
- Promote neighborhood designs that meet the needs of residents.
- Ensure accurate legal descriptions of properties.
- Avoid disputes regarding the sale, transfer or subdivision of land.
- Protect other community interests outlined in a comprehensive plan or local ordinance.

State Defined “Subdivision” – a division of a lot, parcel or tract of land by the same owner that creates 5 or more parcels or building sites of 1½ acre or less, *or* successive divisions of land by the same owner within a five year period that result in 5 or more parcels of 1½ acre or less.

Wis. Stat. § 236.02(12)

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

Wis. Stat. § 236.45



Contact Information



ZONING
CODE
UPDATE



City of La Crosse City Hall

400 La Crosse St
La Crosse, WI 54601

Contact Us

info@forwardlacrosse.org
(608) 789-7512
www.cityoflacrosse.org



**Housing Week
Pop-ups**



**Community
Survey #1**



**Project
Website**



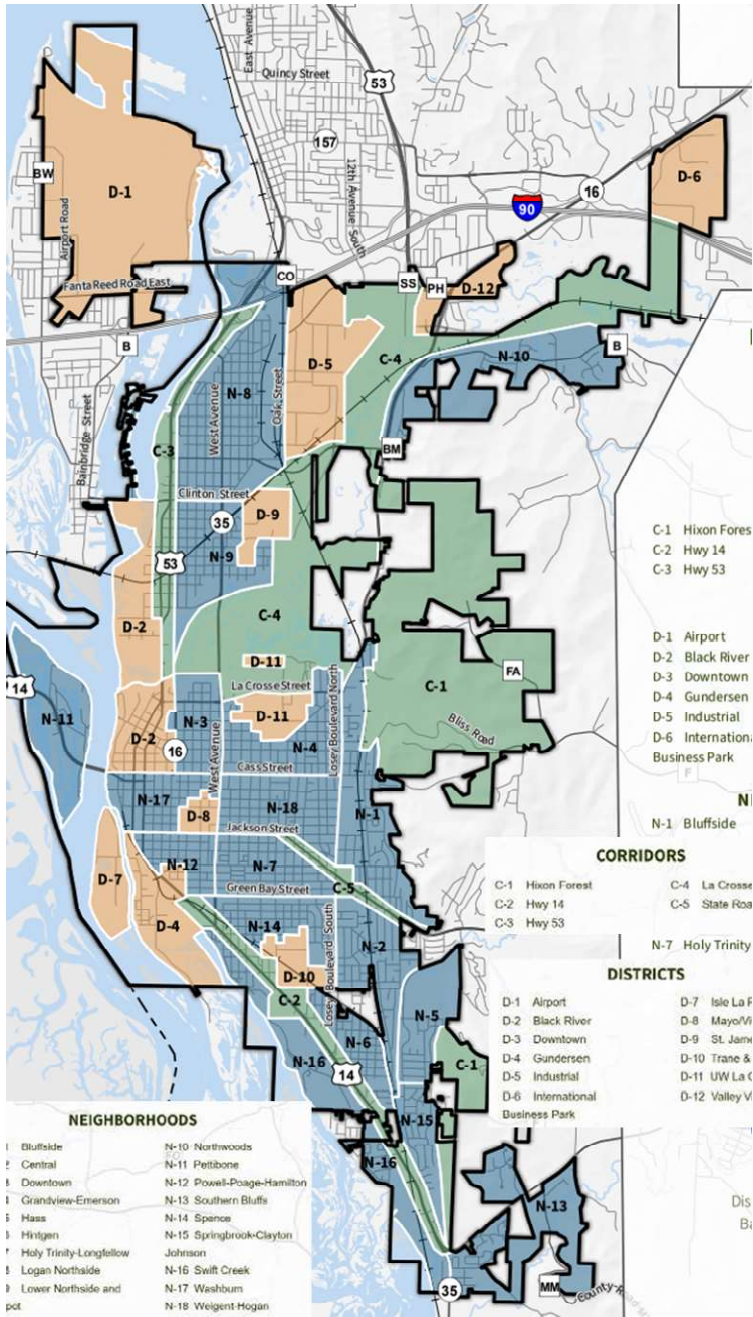
Workshops

Built Form Study | Corridors

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

Corridors

- C-1 thru C-5
- C-1 Hixson Forest and C-4 La Crosse Marsh not included



Built Form Study | Plate C-2: Highway 14

NDC Framework: Corridor



Urban Pattern



Built Form Examples

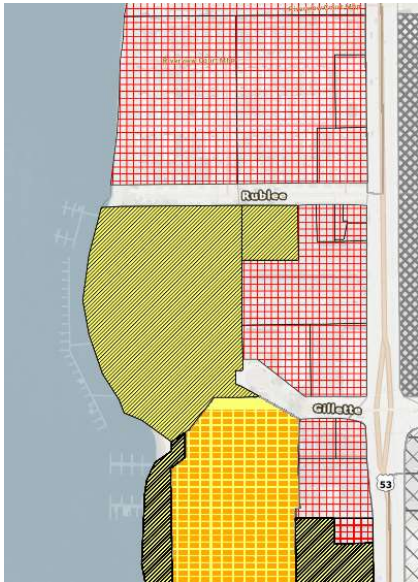
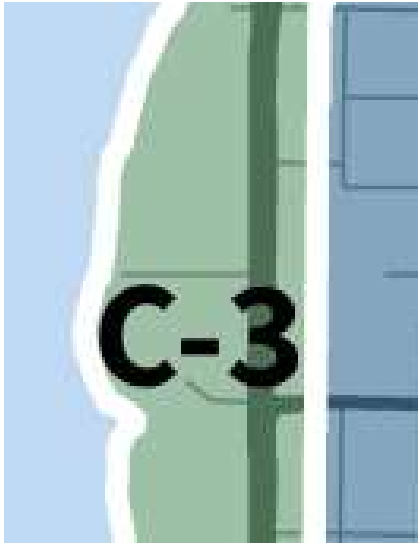


Notes

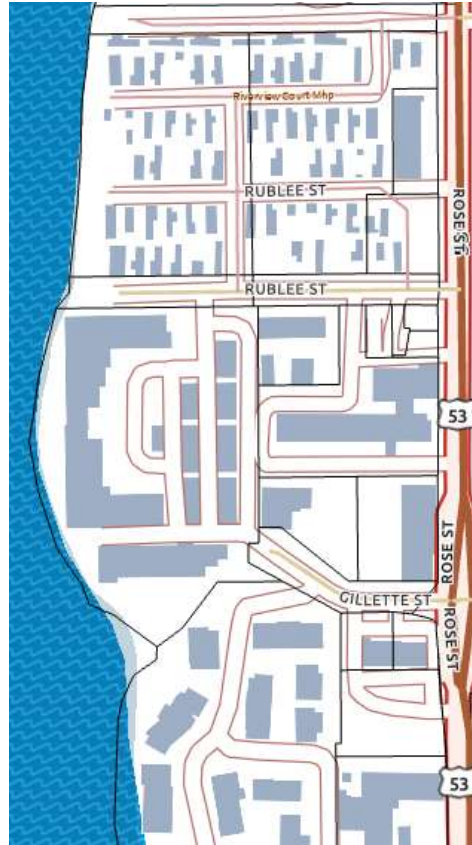
- Existing zoning: C2 Commercial
- Character area: Commercial Corridor
- Key intersection: US-14 & Ward Ave/S East Ave
- Parcel pattern: Large irregular lots fronting US-14 & Ward Ave/S East Ave
- Scale: Standalone 1-story commercial structures
- Yards: Deep setback for commercial buildings; large surface parking lots
- Parking: several surface lots front onto Hwy 14 and Ward Ave/S East Ave
- Materials: Brick, metal panel, glass
- Street: US-53 has 85-foot ROW with 9-foot sidewalk on both sides, 5 lanes including two-way left-turn lane in center; Ward Ave/S East Ave are 90-100 feet in width
- Service Drive:

Built Form Study | Plate C-3: Highway 53

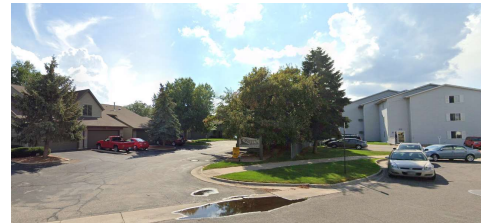
NDC Framework: Corridor



Urban Pattern



Built Form Examples



Notes

- Existing zoning: C2 Commercial, R5 Multiple Dwelling, PD Planned Development
- Character area: Urban mixed
- Key intersection: US-53 & Gillette St
- Parcel pattern: Irregular lots fronting US-53 and side streets
- Scale: 1 story manufactured homes and retail, 2 story hotels, townhomes; multi-family buildings
- Yards: Shallow setbacks fronting US-53 with parking behind or beside buildings, shallow setbacks between manufactured homes
- Parking: Surface lots for commercial along US-53, wide roads with street parking for manufactured homes
- Materials: Wood siding, masonry, metal structure
- Street: US-53 has 90-foot ROW with 9-foot sidewalk on both sides, 5 lanes including two-way left-turn lane in center; Riverview Court roads are 40 feet in width
- Service Drive: n/a

Built Form Study | Plate C-3.1: Highway 53

NDC Framework: Corridor



Urban Pattern



Built Form Examples



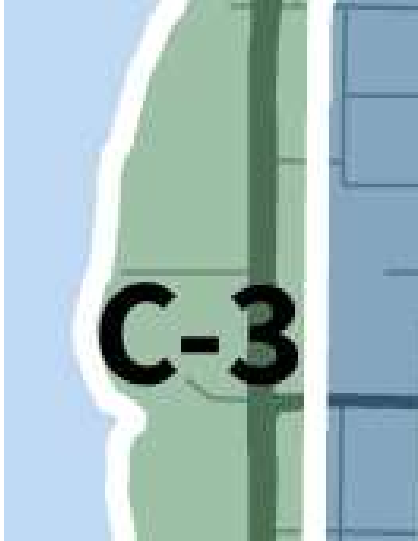
Notes

- Existing zoning: C2 Commercial, C1 Local Business
- Character area: Commercial corridor
- Key intersection: US-53 & W George St
- Parcel pattern: Large lots fronting US-53
- Scale: 1 story strip mall and standalone commercial buildings; commercial structures tend to have flat roofs and tall pylon signs along highway
- Yards: Deep setback for commercial buildings; large surface parking lots with buildings set behind
- Parking: Several large surface lots front onto US-53 or W George St
- Materials: Brick, lap siding (vinyl and wood), glass
- Street: 150-foot ROW with 6-10 foot sidewalk on both sides; US-53 has grassed boulevards and 7 lanes (including turn lanes); W George St has paved median and island for pedestrian crossing
- Alley/Service Drive: Service drive behind strip mall, built around existing Badger Hickey Park (see image)



Built Form Study | Plate C-3.2: Highway 53

NDC Framework: Corridor



Urban Pattern

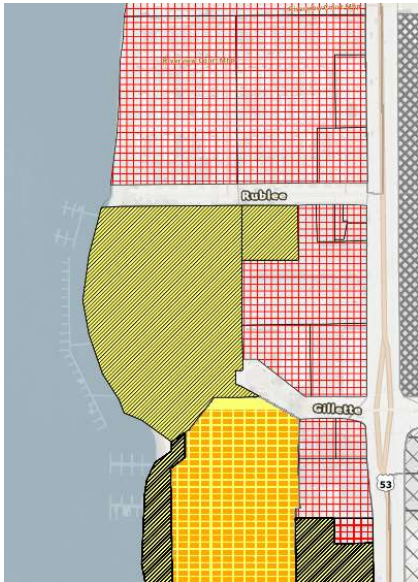


Built Form Example



Notes

- Existing zoning: R5 Multiple Dwelling,
- Character area: Modular neighborhood
- Key intersection: US-53 & Gillette St
- Parcel pattern: Irregular lots fronting US-53 and side streets
- Scale: 1 story manufactured homes
- Yards: Shallow setbacks with parking behind or beside buildings, shallow setbacks between manufactured homes
- Parking: wide roads with street parking for manufactured homes
- Materials: metal siding
- Street: US-53 has 90-foot ROW with 9-foot sidewalk on both sides, 5 lanes including two-way left-turn lane in center; Riverview Court roads are 40 feet in width
- Service Drive: n/a

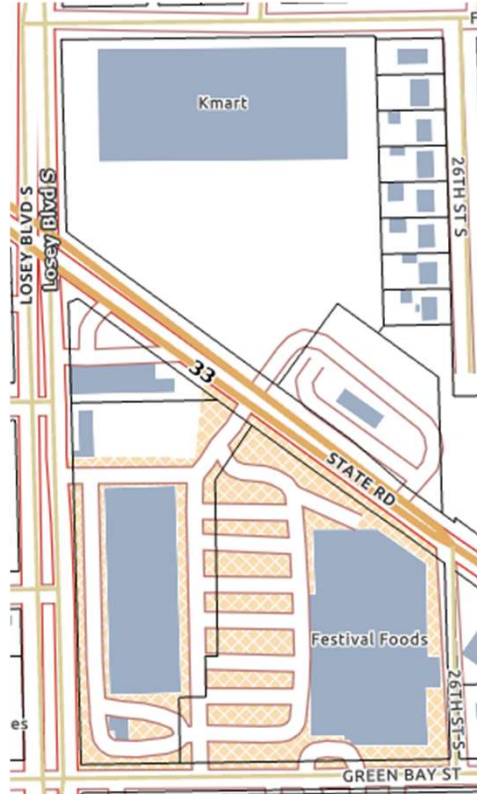


Built Form Study | Plate C-5 : State Rd

NDC Framework: Corridor



Urban Pattern



Built Form Examples



Notes

- Existing zoning: C2 Commercial, PD Planned Development, C1 Local Business, & R1 Single Family
- Character area: Commercial Corridor
- Key intersection: State Rd & S Losey Blvd
- Parcel pattern: Large irregular lots fronting State Rd & S Losey Blvd
- Scale: 1-story in-line commercial and standalone buildings
- Yards: Deep setback for commercial buildings; large surface parking lots
- Parking: Several surface lots front onto State Rd and S Losey Blvd
- Materials: Brick, glass, common masonry
- Street: State Rd has 85-foot ROW with 9-foot sidewalk on both sides, 4 lanes with left-turn lanes in both directions at intersection; S Losey Blvd is 100 feet in width and has 6-foot sidewalk on both sides, 4-lanes including occasional left-turn lanes in both directions
- Service Drive: rear & front loaded



Memo 2

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

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

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

Residential

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

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

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

R1 District

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

There is no direct mention of lot area and dimensional standards except for the reference to the 'Residence District' (this is a reference to the 1938 zoning code which included two residential districts: Residence and Multiple Dwelling) - apparently this is assumed to refer to the R2 District and these standards apply to R1.

Language and requirements like the following paragraph will need to be resolved regarding the uses in the R1 district:

- *Two or more family dwellings provided that such were in existence on April 10, 1997, have not discontinued the number of dwelling units for a period of 12 months or more, and are located within the area bounded by 9th Street-Farnam Street-east-west alley north of Green Bay Street-West Avenue, and provided further that such two or more family dwellings may be replaced by another two or more family dwellings as long as such replacement shall not contain more units or bedrooms than existed on April 10, 1997 and other applicable building and zoning code requirements for the R-1 District are met.*

R2 District

Like the R1 District, the R2 District does not have a specific purpose statement. It allows two family dwellings but only if they contain no more than three bedrooms per unit. It allows churches that were in existence on August 10, 1989. As in other districts, language makes multiple references to specific dates in time that provide a threshold for permitted uses.

Language and requirements like this this will need to be resolved regarding the uses in the R1 district:

- *The side yard regulations in subsections (3)a. and b. of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.*

R3 Special Residence District

This district is meant to allow single family, two-family and up to four or more dwellings provided they were in existence on April 10, 1997. Lot and dimensional standards are the same or similar to R1 and R2.

Standards for yards are laboriously overwritten (similar to R1 and R2) and difficult to interpret in a single reading. These will benefit from summary and simplification:

- a. *On every lot in the Special Residence District, there shall be two side yards, one on each side of the building, and except as hereinafter provided, neither of such side yards shall be less than six feet in width, and provided further that for any main building other than a one-family dwelling neither of such side yards shall be less than seven feet in width, except that lots occupied by each attached dwelling unit which is located within a single structure, which is attached along a lot line which is approximately perpendicular to the street right-of-way line, shall not be required to meet this requirement other than the outer side yards of the structure in which the two attached dwelling units are located shall not be less than seven feet in width.*
- b. *On any lot having a width of less than 44 feet, and of record on August 27, 1938, the width of no side yard shall be less than that heretofore prescribed less one-fourth foot for each foot said lot is less than 44 feet in width; provided further, however, that no side yard shall be less than four feet in width in any case.*
- c. *The side yard regulations in subsections (2)a and b of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of*

reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.

Low Density Multiple Dwelling District (R4)

This district is shown as the R4 district on the map but is not titled as that in the body of the code and allows multiple dwelling buildings that contain more than 4 units. Similar to the other R districts language and standards regarding lot area and yards are very overwritten and can benefit from simplification and more direct language.

Multiple Dwelling District (R5)

This district is “nested” into the R4 and thus any use allowed in R4 is permitted in this district. Uses include boarding house, room houses, fraternities and sororities (occupied by less than 6 persons). Height is allowed up to 55 feet and may exceed this per section 115-390 (Art. VII Supplemental Regulations).

R-6 Special Multiple Dwelling District

This district is “nested” into the R5 and thus any use allowed in R5 is permitted in this district. Uses include boarding house, room houses, fraternities and sororities (occupied by less than 6 persons). Height is allowed up to 55 feet and may exceed this per section 115-390 (Art. VII Supplemental Regulations).

Washburn Neighborhood District (R-7)

The purpose of the district is to encourage people to work and live in the City of La Crosse and will encourage single family dwellings. The district standards and regulations are “nested” in the R1 district (but excludes section 114-142(a) (10). A unique condition in this district is the requirement of Architectural Control that is to encourage physical development to a higher degree of aesthetic satisfaction per approval of the Design Review Board.

MEMO

March 18, 2025/rev March25, 2025

Map Diagrams

In a separate document we reviewed lot sizes for R-1, R-2, R-3 and the Washburn zoning districts based on the threshold of 5000 sf, lots that fall between 5000 -7200 sf and lots over 7200 sf. Lots under 5000 sf are shown in red and based on how the districts are defined many of these lots, we assume, were platted in 1938 or earlier so are not technically nonconforming. Nevertheless there is a distinct pattern (and a significant number) of smaller lots that seem to be functioning well today. More analysis is needed which will help determine how best to define standards.

R-1 = 10,833 Parcels

>7,200 sqft = 4,878 Parcels (45%)
5,000-7,200 sqft = 4,454 Parcels (41%)
<5,000 sqft = 1,501 Parcels (13.9%)

R-2 = 1,298 Parcels

>7,200 sqft = 504 Parcels (38.8%)
5,000-7,200 sqft = 522 Parcels (40.2%)
<5,000 sqft = 272 Parcels (20.9%)

R-3 = 4 Parcels

>7,200 sqft = 1 Parcel (25%)
5,000-7,200 sqft = 2 Parcels (50%)
<5,000 sqft = 1 Parcel (25%)

Washburn Neighborhood District = 451 Parcels

>7,200 sqft = 185 Parcels (41%)
5,000-7,200 sqft = 111 Parcels (24.6%)
<5,000 sqft = 155 Parcels (34.4%)

R-4 = 169 parcels

>7,200 sqft = 68 (40.2%)
5,000-7,200 sqft = 68 (40.2%)
<5,000 sqft = 33 (19.6%)

R-5 = 941 parcels

>7,200 sqft = 592 (62.9%)
5,000-7,200 sqft = 159 (16.9%)
<5,000 sqft = 190 (20.2%)

R-6 = 117 parcels

>7,200 sqft = 65 (55.6%)
5,000-7,200 sqft = 11 (9.4%)
<5,000 sqft = 41 (35%)

Total = 13,813

<5,000 sqft = 2,193 (15.8%)

Commercial Districts

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

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

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

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

Local Business C-1

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

Commercial District C-2

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

Community Business C-3

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

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

Industrial

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

Other Districts

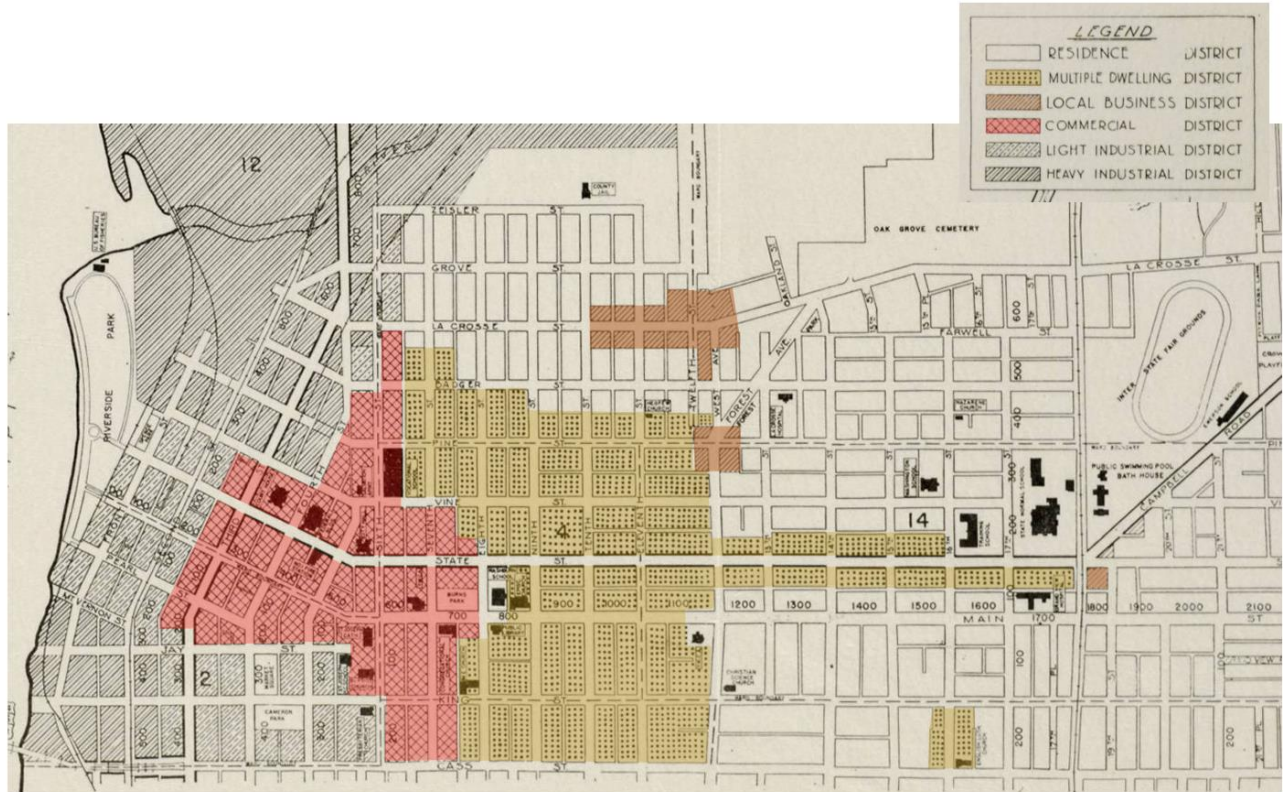
- Public utility (Sec. 115-154) – a very few specific locations
- Parking (Sec. 115-155) – mainly focused on downtown but this district is not mapped
- Planned Development (Sec. 115-156) – strategic locations throughout the city that requires a minimum 2 acre site; a recent example is the River North development.
- Public and Semi-Public (Sec. 115-157) -large parts of the city are zoned including the airport and parts of Barron Island.
- Conservancy (Sec. 115-158) – this district covers one of the largest land areas of the city including wetlands, marshes, lakes, waterways and bluffs.
- Traditional Neighborhood Development (Sec. 115-403) – this district is located in Article VII Supplement Regulations and regulates compact traditional mixed use development pattern. This is no minimum acreage for this district and no requirements for lot dimensional standards.

Overlay Districts (Article V)

- Neighborhood Center (Sec. 15-185) – there is one district defined in the code for this overlay, located in the Logan Northside neighborhood but it is not officially mapped.
- Floodplain (Div. 2: Sec. 115-207)
- Historic Zoning Overlay (Div. 3: Sec 115-313) – contains an abundance of requirements and regulations related to the city’s historic districts and properties. Design standards are very specific about renovation, rehabilitation and demolition for each historic district.

Attachment 2.2 Historic Zoning Map

Attached is part of the zoning map from 1938 that shows the very simple zoning organization of industrial, commercial, multi-family and single family zoning districts. This simplistic approach may have some benefits as we continue to consider regulations and how best to apply them.



Chapter 113 Subdivisions

The Subdivisions chapter covers 23 pages spelled out over four Articles:

- Article I, In General – includes definitions, purpose, intent, compliance, jurisdiction, improvements, fees and a few other administrative rules;
- Article II, Platting – includes Div. 1 Generally, Div. 2 Preliminary Plats, Div. 3 Final Plats;
- Article III, Design Standards – includes street arrangement, street design standards, blocks, lots, easements, public open space, etc;
- Article IV Required Improvements – includes grading, surfaces, curb & gutter, sidewalks, stormwater, other utilities, etc.

Some highlights:

- Cul de sac streets to be no less than 500 ft long.
- A reference to 'green complete streets'; must be reviewed by City Traffic Engineer, City Engineer, City Planner and approved by the Board of Public Works prior to any preliminary or final plat. More detail is found in Chapter 40 Street and Sidewalks.
- Blocks shall not be less than 500 ft long and no longer than 1200 ft long (with exceptions) (as an example the Riverpoint North Planned Development District street and block layout do not meet these standards and this may also conflict with the purpose and intent of the TND ordinance).
- Mid block crossings are required for a street if over 900 ft in length
- Regarding access every lot shall not be less than 60 ft wide and lot depth should not be less than 100 ft.
- Street names must refer to the use of 'courts', 'places' or 'lanes' in certain conditions.
- Local Residential Streets shall have a pavement width of 36 ft.
- Street trees shall be planted at least one per every 50 ft on all streets to be dedicated.
- Reference is made to 'Confluence The La Crosse Comprehensive Plan' (Dec. 2002).
- Plat shall be prepared on tracing cloth or paper of good quality – state statutes (WI 236.12) refer to submitting an electronic copy.



DRAFT - City of La Crosse Zoning Code Update

Community Survey #1

Zoning is a powerful tool that significantly impacts our daily lives, from the streets we travel on to the buildings we live in and the parks we enjoy. However, zoning regulations can often be confusing and impose barriers to necessary community changes.

Forward La Crosse Zoning Code Update is a collaborative initiative aimed at rewriting the city of La Crosse's Zoning Code and Subdivision Ordinance. The update aims to modernize regulations to better reflect current community needs and growth patterns.

This survey is one of many opportunities for you to provide feedback and influence the new code. Please take a few moments to share your thoughts by completing this quick 10-minute survey.

Learn more about the planning process and get updates at <https://forwardlacrosse.org/>

1. What is your age?

Under 18

45-54

18-24

55-64

25-34

65+

35-44

Prefer not to answer

2. How do you identify your race and/or ethnicity? Select all that apply.

- Native American/Alaska Native
- Asian/Asian American
- Black/African American
- Hispanic/Latino
- Native Hawaiian or other Pacific Islander
- White
- Prefer not to say
- Other, or prefer to self-describe:

* 3. Do you own or rent property in the City of La Crosse? Check all that apply.

- I'm a renter
- I own my home (owner-occupied)
- I own rental property (landlord)
- Other (please specify)



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4. How long have you lived in the City of La Crosse?

- Less than a year
- 1-5 years
- 6-10 years
- 11-20 years
- 21+ years
- I do not live in La Crosse.

5. How long have you lived in your current residence?

- Less than a year
- 1-5 years
- 6-10 years
- Other (please specify)
- 11-20 years
- 21+ years

6. In what type of dwelling do you live?

- Detached (single-dwelling) home
- 2-unit Building or Duplex
- 3-4 unit Building
- 5-19 unit Building
- 20+ unit Building
- Accessory Dwelling Unit (secondary unit in or outside of the principal structure)
- Shelter/transitional facility
- Assisted living/other group facility
- Unhoused
- Other (please specify)

7. How do the members of your household park their personal vehicles at your residence?

- I don't own a vehicle.
- Outside in a parking lot or driveway.
- Inside a garage structure.
- On the street.
- Some vehicles are parked inside a garage and others are parked outside in a driveway, parking lot, or on the street.
- Other (please specify)



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

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

9. Share how you feel about the following statements regarding new **large (20+ unit) residential buildings**.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Create screening when adjacent to lower-intensity residential uses.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide outdoor common areas for the residents.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Be situated closer to the street than they typically are today.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maximize the use of the lot area.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Locate parking in well-screened areas behind the building or in a garage structure.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Meet pedestrian-friendly neighborhood standards for building entrance locations, landscaping, and frontage features such as patios and seating, ample windows, overhangs and awnings, architectural details, etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Set back the top stories of the building to better improve compatibility with surrounding neighborhoods.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Share how you feel about the following statements regarding **low-density residential uses (free-standing house, duplex, triplex, fourplex)**.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Entrances should face the street and have front porches or covered entries.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Side entry garages look better than front entry garages.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is acceptable for a garage to be the prominent feature of a residence from the street.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Alleyways should be incorporated in new subdivisions for garage access.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
An Accessory Dwelling Unit (secondary unit in or outside of the principal structure) is acceptable on a property.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Limits should be placed on impervious surfaces such as pavement.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



DRAFT - City of La Crosse Zoning Code Update

11. Share how you feel about the following statements.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
Neighborhoods should incorporate small retail, food, and service businesses.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhoods should incorporate a range of housing types, sizes, and price points.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood design should emphasize and enable people to safely and enjoyably meet most of their needs within a 15-minute walk or bike (employment, recreation, services, grocery, school, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity between homes and services/retail is	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

important.

Proximity to parks and open spaces is important.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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New development must promote environmental stewardship through environmentally friendly design practices.

<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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It is easy to find parking in the downtown within three blocks of my destination.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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DRAFT - City of La Crosse Zoning Code Update

12. Select your top THREE property regulations that you are most concerned about.

- | | |
|--|--|
| <input type="checkbox"/> No specific concerns / Not sure | <input type="checkbox"/> Frontages / Streetscape |
| <input type="checkbox"/> Parking | <input type="checkbox"/> Stormwater / Green Infrastructure |
| <input type="checkbox"/> Building Height | <input type="checkbox"/> Exterior Lighting |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Noise / Nuisances |
| <input type="checkbox"/> Building Setbacks | <input type="checkbox"/> Large Retail Sites |
| <input type="checkbox"/> Incompatible Uses | <input type="checkbox"/> Drive-through Businesses |
| <input type="checkbox"/> Building Design Standards | <input type="checkbox"/> Property Maintenance / Upkeep |
| <input type="checkbox"/> Other (please specify) | |

13. In your experience, La Crosse's zoning code is:

- Too restrictive
- Fair
- Too flexible
- Not sure- no experience

14. How informed do you feel about zoning decisions and their potential impact on your neighborhood?

- Very
- Neutral
- Not at all
- Not sure - no experience

15. Have you been involved in zoning discussions or decisions affecting your neighborhood?

- Yes
- No
- Not sure

16. How concerned are you about environmental risks and hazards in your neighborhood?

- Very
- Neutral
- Not at all
- Not sure

17. Any other comments about anything related to existing or future developments in La Crosse or the current zoning code?

Thank you for your time and valuable feedback!

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

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



Introduction



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

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

Local governments in Wisconsin decide for themselves whether or not to adopt general zoning, also known as comprehensive zoning. Authority to adopt general zoning is outlined in state statutes and summarized below:

- Cities and villages may adopt general zoning which applies to lands within their municipal boundaries.¹ Cities and villages may also adopt extraterritorial zoning which applies to land in surrounding unincorporated areas.²
- The zoning ordinance and map describe uses that are allowed within each zoning district.

Additional Forms of Zoning

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

- **Shoreland zoning** provides development standards near waterways to protect water quality, aquatic and wildlife habitat, shore cover and natural scenic beauty. Wisconsin statutes require counties to exercise shoreland zoning in unincorporated areas.⁶
- **Shoreland-wetland zoning** generally prohibits or severely restricts development in wetlands near waterways. It has the same objectives as shoreland zoning and is required of counties, cities and villages that have received wetland maps from the state.⁷
- **Floodplain zoning** provides location and development standards to protect human life, health and property from flooding. It is required of counties, cities and villages that have been issued maps designating flood prone areas.⁸

Source: UW- Madison Division of Extension

History



1920 – First Wisconsin zoning ordinance created by City of Milwaukee

1923 – Zoning upheld by Wisconsin Supreme Court

1929 – Wisconsin Legislature authorizes zoning to regulate all uses in rural areas

1933 – Oneida County adopts first comprehensive rural zoning ordinance in the United States

1966 – Wisconsin Legislature adopts the Water Resources Act

1968 – Local governments required to administer minimum shoreland and floodplain zoning regulations

1999 – Wisconsin adopts Comprehensive Planning Law and establishes grant program

2010 – Zoning must be consistent with a comprehensive plan

Source: UW- Madison Division of Extension

Organization



Organization of a Zoning Ordinance

Most zoning ordinances are organized in the following manner:

Title, Authority and Purpose. This section lists the state enabling legislation which empowers the community to adopt zoning and outlines the community's "statements of purpose" or reasons for having zoning.

General Provisions. This section includes definitions of terms and describes the area affected by the ordinance.

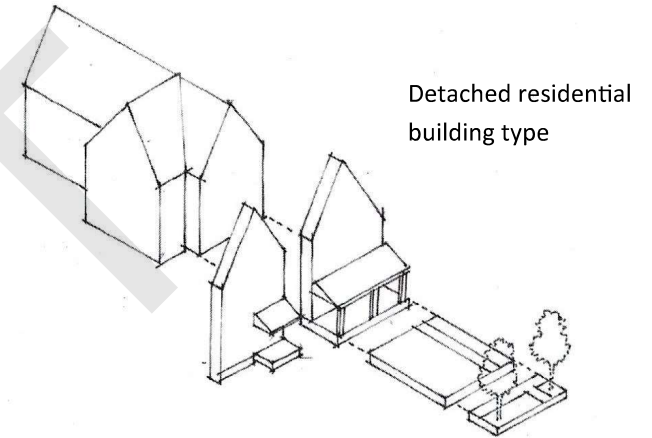
Zoning Districts and Regulations. This section lists and defines each zoning district and sets out rules that apply to land in each district. These rules may include permitted and conditional uses, the density of structural development, dimensions of structures and setbacks, and provisions for open space.

Zoning Nonconformities. This section describes limitations associated with nonconforming uses, structures and lots.

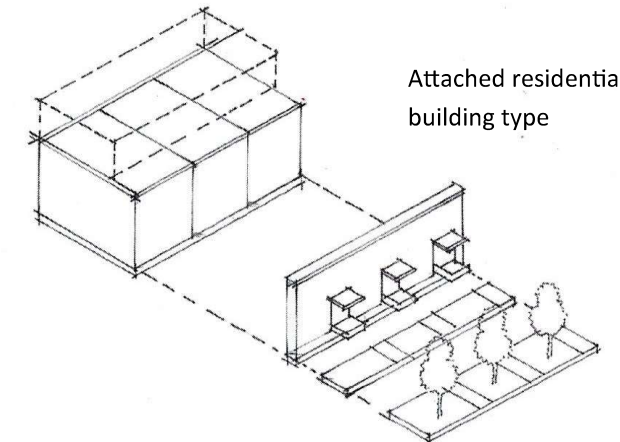
Impact Regulations. This section describes parking, landscaping, signage, historic preservation, environmental and other development regulations designed to mitigate the impacts of development.

Administration and Enforcement. This section outlines the duties of those involved in administering the zoning ordinance, specifies procedures for amending the ordinance, and sets fines for zoning violations. Enforcement techniques generally include refusal of building or occupancy permits, remediation, fines and forfeitures, or court action to force compliance.² Enforcement actions may be initiated by the governing body or an affected landowner.³

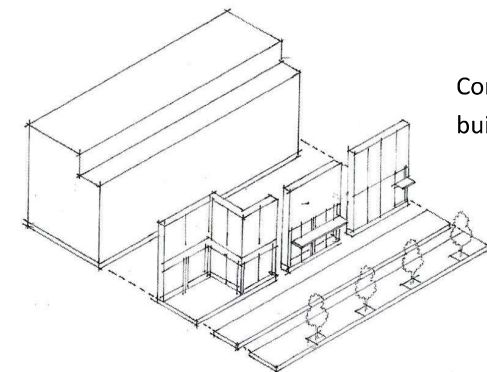
Source: UW- Madison Division of Extension



Detached residential building type



Attached residential building type



Commercial building type

Words, Definitions & Terms



ACCESSORY DWELLING UNITS (ADUs) a small home that is ancillary to a principal dwelling unit on a property.

ARCADE a feature for Retail use where the Facade is a colonnade that overhangs the Sidewalk.

ARCHITECTURAL DESIGN STANDARDS Requirements that specify building materials, details and facade variations.

BLANK WALLS a blank wall is a length of 30 or more feet without openings.

BLOCK FACE all the building Facades on one side of a block

BUILD-TO LINE A horizontal regulation on the lot for where a building must be located.

BY RIGHT a proposal that complies with the code and is permitted and processed administratively, without public hearing.

CIVIC SPACE an outdoor area dedicated for public use.

CONFIGURATION the form of a building, based on its massing, frontage and height.

ENCROACHMENT A structural feature that extends into a yard, space or above a height limit; often used to describe awnings, signs and balconies that project over sidewalks.

FLOOR AREA RATIO (FAR) The ratio of a building's floor area to the size of the lot.

HOME OCCUPATION When a business is located within a residence.

LINER BUILDING A shallow building that is sited in front of parking and service areas.

LIVE WORK a mixed use unit consisting of a commercial and residential uses; intended to be occupied by a business operator who lives in the same structure.

LOT means land occupied by a permitted use including one main building together with its accessory buildings, and the yards and parking spaces and having its principal frontage on a public street.

LOT LINE the boundary that legally and geometrically defines a lot.

MISSING MIDDLE HOUSING A term that refers to small multifamily, live/work and cottage-like residences that are generally more affordable, and their neighborhoods more walkable.

MIXED USE multiple uses within the same building or in multiple adjacent buildings

NONCONFORMING USE means any building or land lawfully occupied by a use per the regulations of the district it is in.
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



Low-Density Residential



High-Density Residential



Neighborhood Retail/Commercial (Credit: City)



Low-Density Residential



High-Density Residential



Commercial (credit: La Crosse Chamber)



Medium-Density Residential



Low-Intensity Mixed-Use



Institutional (Credit: City)



Medium-Density Residential

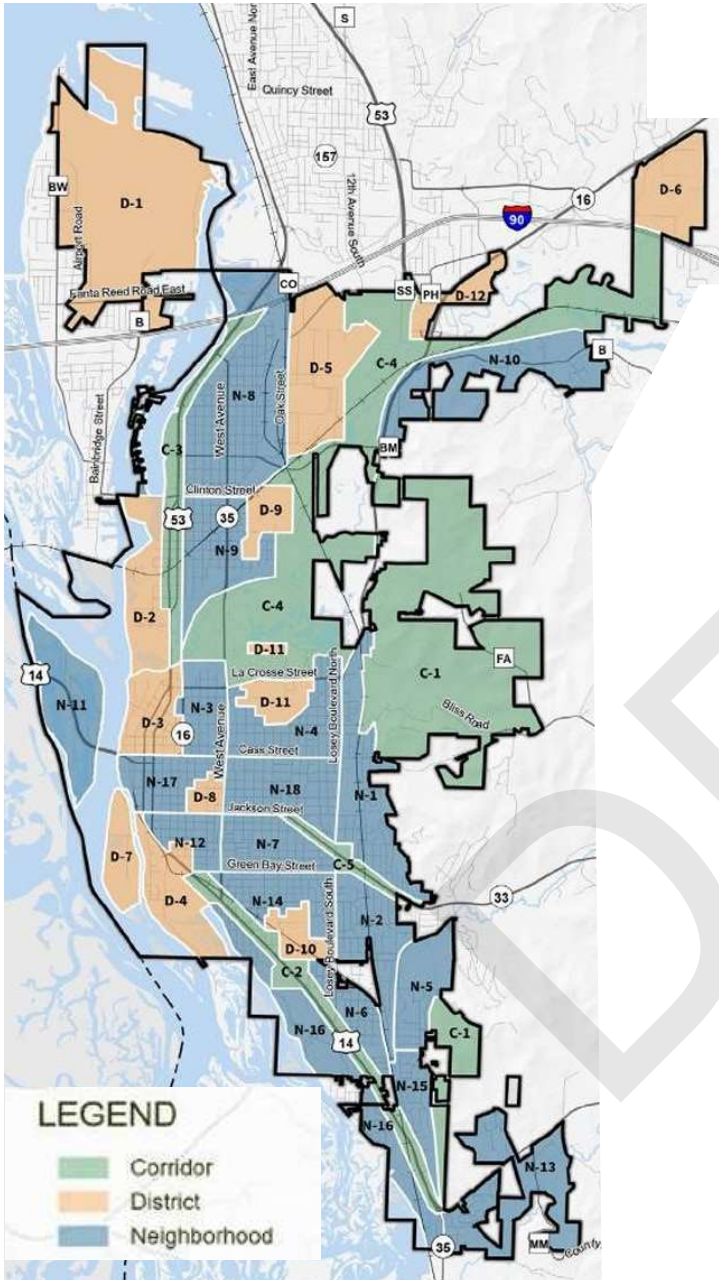


High-Intensity Mixed-Use



Industrial

2040 Comprehensive Plan



The **Comprehensive Plan** sets forth the vision of future land uses within the City of La Crosse. Future land use is based on the “Neighborhood, District and Corridor Framework” (NDC), a system devised by the Congress for New Urbanism (CNU).

How does NDC Work? The intent of the NDC model is to encourage walkable, compact communities that are rich with amenities and celebrate the history of the built environment and the preservation of natural features, all while respecting the fabric of communities. NDC proposes three fundamental classifications that organize La Crosse into a mix of uses rather than isolated land uses.

Neighborhoods:

La Crosse neighborhoods have distinct identities, housing characteristics, unique history, and geographic features. They are typically compact, pedestrian-friendly, and mixed-use. Neighborhoods may contain a number of supporting uses and activities that serve residents, such as parks, schools, libraries, small-scale retail, and other services. Neighborhood associations were consulted during the creation of this comprehensive plan to help identify the vision and land uses within La Crosse's neighborhoods.

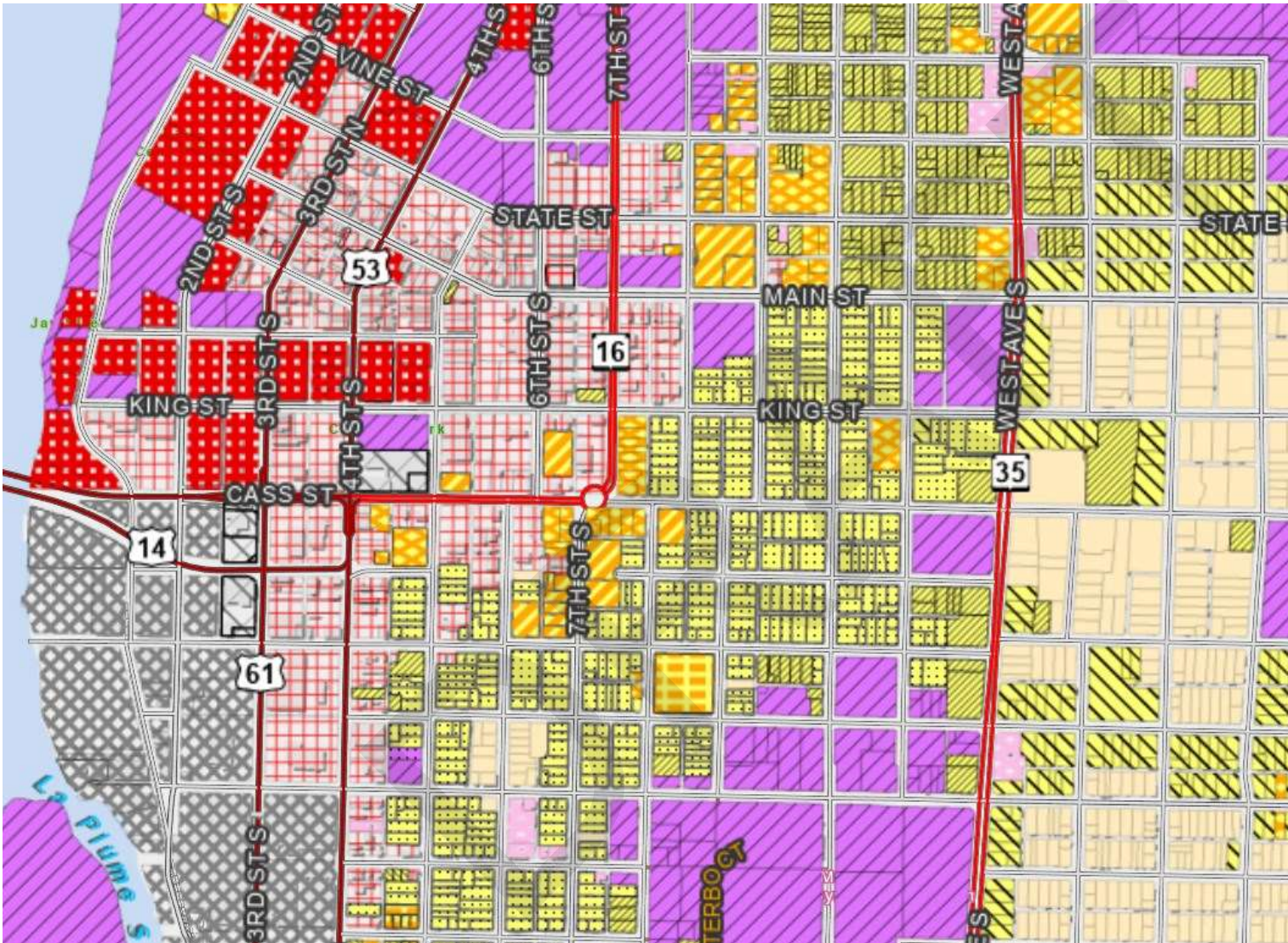
Districts:

Districts are larger areas where the City, property owners, developers, and investors should concentrate business, commercial, and industrial activity and expansion over the next twenty years. Districts may emphasize a special single use or purpose, but may contain a variety of other uses and activities. For example, a shopping district may have primarily commercial uses with a few small-scale industrial uses mixed in. La Crosse's districts are based on types of dominant uses, include overlapping neighborhoods, and have generally larger geographic extents.

Corridors:

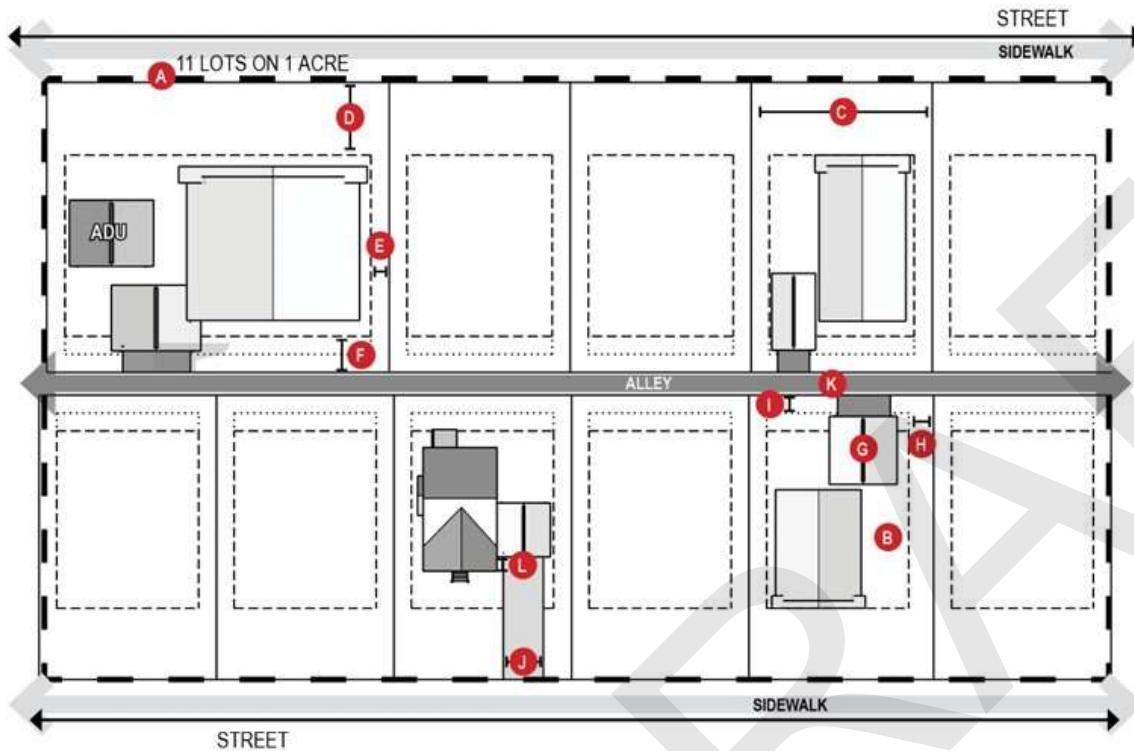
Corridors are linear areas that provide connectivity between the neighborhoods and districts. Corridors can accommodate a variety of land uses, including natural, recreational, and cultural uses. They can range from boulevards and rail lines to rivers and parkways. La Crosse has several major corridors identified based on transportation and environmental features.

Zoning Map—Partial Example



- Zoning**
- Zoning Information
- R1 - SINGLE FAMILY
 - R2 - RESIDENCE
 - WR - WASHBURN RESIDENTIAL
 - R3 - SPECIAL RESIDENCE
 - R4 - LOW DENSITY MULTIPLE
 - R5 - MULTIPLE DWELLING
 - R6 - SPECIAL MULTIPLE
 - PD- PLANNED DEVELOPMENT
 - TND - TRADITIONAL NEIGHBORHOOD
 - C1 - LOCAL BUSINESS
 - C2 - COMMERCIAL
 - C3 - COMMUNITY BUSINESS
 - M1 - LIGHT INDUSTRIAL
 - M2 - HEAVY INDUSTRIAL
 - PS - PUBLIC AND SEMI-PUBLIC
 - PL - PARKING LOT
 - UT - PUBLIC UTILITY
 - CON - CONSERVANCY
 - FW - FLOODWAY
 - A1 - AGRICULTURAL
 - EA

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

COMMERCIAL INCUBATION
Low-cost ways to grow and validate an early-stage business.

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

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

NEIGHBORHOOD NODE
Walkable neighborhood destinations like corner stores and workspaces, 1-3 storeys, mixed-use or commercial.

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

STEP BUILDINGS
Small-scale
Time-enhanced
Entrepreneurial
Purposeful

Designed by GreenSource and the
Innovational Development Alliance.

ATTACHED ADU, DETACHED ADU, SHARED HOUSE, GUEST SUITE, GUEST HOUSE, HOUSE ON WHEELS, FLEX SHED, HOME OFFICE / WORKSHOP, MARKET TENT, PUSH CART, TRAILER, TRUCK, TEMPORARY EVENT, POP-UP SHOP, KIOSK, MAKERSPACE, SKINNY HOUSE, COTTAGE, SEMI-DETACHED, ROWHOUSE, TOWNHOUSE, STACKED DUPLEX, SIDE-BY-SIDE DUPLEX, FRONT-BACK DUPLEX, APT HOUSE (RENO), HOME CONVERSION, APT HOUSE (NEW), SMALL APT, STACKED FLATS, WALK-UP APT, COURTYARD APT, ALLEY TOWNHOUSES, SHOPHOUSE (GRANDFATHERED), LIVE/WORK, MAINSTREET LITE, MAINSTREET (GRANDFATHERED), SHOP, MULTI-TENANT COMMERCIAL, SMALL MAINSTREET MIXED, LARGE MAINSTREET MIXED, PARKING LOT MARKET, BOOTLEG SHOPHOUSE, BOOTLEG TRIPLEX, DETACHED TRIPLEX, GUEST VILLAGE, DOUBLE DUPLEX, DUPLEX COURT, COTTAGE SQUARE, COTTAGE COURT



Much of the form and character of a community is determined by the design of subdivisions and the standards by which they are built. State statutes regulate the technical and procedural aspects of dividing land for development and provide minimum standards for subdivisions related to sanitation, street access and layout.

Local communities (counties, towns, cities and villages) may also adopt local land division or subdivision regulations. Local ordinances may be more restrictive than the state with regard to the number or size of lots regulated. Local ordinances tend to focus on the density, layout and design of new developments. They may also require developers to provide public improvements such as roads, storm sewers, water supply systems, landscaping or signage. If a local community does not exert control over local land divisions, the result may be excessive or premature division of land, poor quality or substandard development, or partial or inadequate infrastructure development.

Among its many purposes, land division regulations can help a community to:

- Address health and safety issues such as stormwater runoff and emergency access.
- Ensure new development is adequately served by public facilities such as roads and parks.
- Provide for the efficient placement and delivery of public services and facilities.
- Promote neighborhood designs that meet the needs of residents.
- Ensure accurate legal descriptions of properties.
- Avoid disputes regarding the sale, transfer or subdivision of land.
- Protect other community interests outlined in a comprehensive plan or local ordinance.



State Defined “Subdivision” – a division of a lot, parcel or tract of land by the same owner that creates 5 or more parcels or building sites of 1½ acre or less, *or* successive divisions of land by the same owner within a five year period that result in 5 or more parcels of 1½ acre or less.

Wis. Stat. § 236.02(12)

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

Wis. Stat. § 236.45

Contact Information



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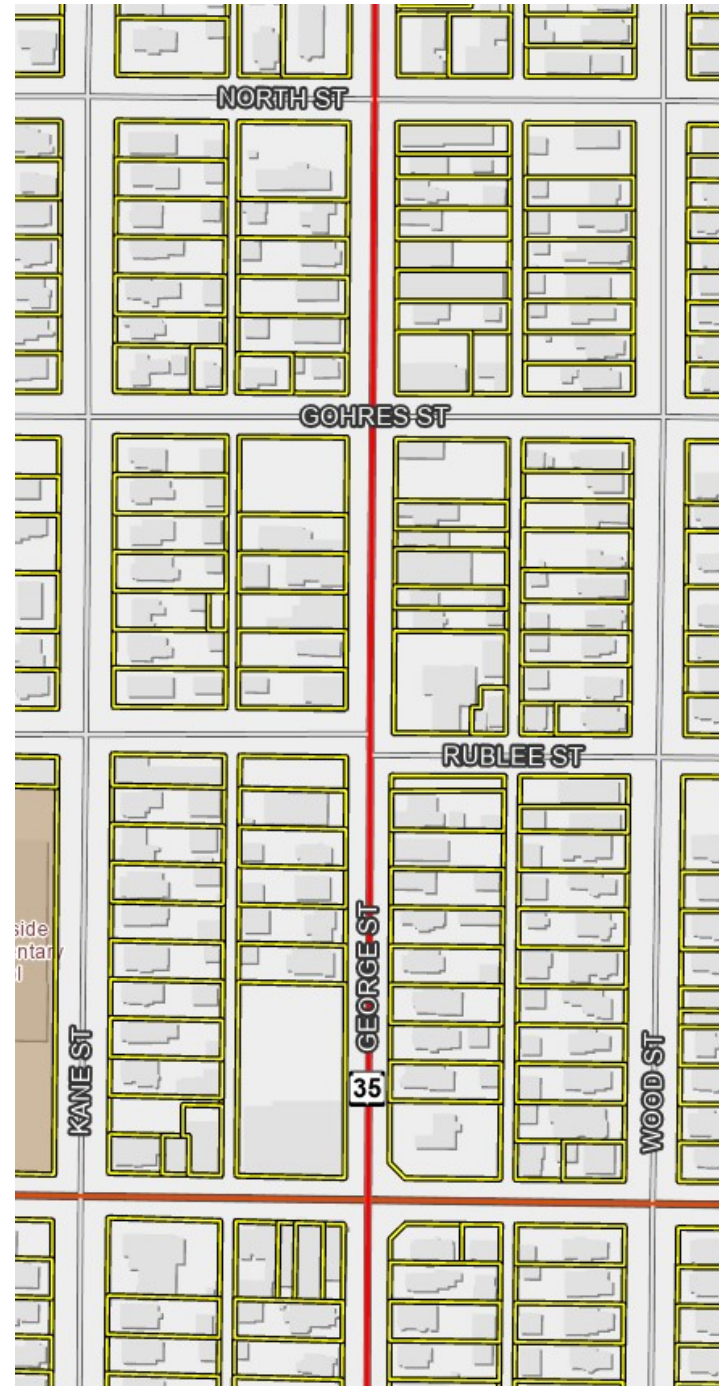


Built Form Study | Plate 1: Logan Northside - George St Commercial

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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DATE:

February 26, 2025

LA CROSSE ZONING AND SUBDIVISION CODE UPDATE

Overview

The project team has started the existing conditions analysis. This covers a review of existing City plans and policies, as well as an analysis of the existing code.

The project had its first engagement push on the Forward La Crosse website. River Travel Media saw great engagement with the post. There was an excellent open rate, engagement, and click-throughs, and an increase in web traffic to the site. The next pushes will include zoning 101 content to start educating the community about the importance of zoning and this update.

The engagement team is still collaborating with Habitat for Humanity and will have two scheduled events, during housing week. They are scheduled for 12-1 on April 30th and 5pm-6pm on May 1st. In-between those scheduled events we are planning on hosting some pop-up events around town, and having stakeholder discussions. More information to come on the programming of the events.

Attached for the commissions review is a short summary of the existing conditions review and a diagnostic summary of the residential zoning districts.

Project Next Steps

- Finalize zoning 101 content for public engagement pushes.
- Finalize community survey
- Continuation of Existing Conditions Analysis



MSA Memo 1

To: City of La Crosse
From: MSA Zoning Code team
Subject: Existing Conditions Analysis Summary
Date: February 26, 2025

The City of La Crosse has several plans with goals and policies pertaining to zoning. Our analysis of these plans allows us to ensure continuity between policy plans and the code. This memo provides a very brief summary of our analysis of the 2040 Comprehensive Plan, Imagine 2040 La Crosse Downtown Plan, and the 2024 Housing Study.

The Comprehensive Plan outlines the importance of aligning the updated code with the Future Land Use (Neighborhood, Districts, Corridors) Map. The NDC organizes the City into a mix of uses rather than isolated land uses, which opens the opportunity for this code update to integrate form based sections. The form-based approach focuses on the physical relationship of development as the existing built form and how it interacts with the public.

There were several elements of the comprehensive plan that had recommendations relevant to the code update.

1. Environmental
 - a. Urban Agriculture and having code amendments that allow for community gardens, local food production and urban farming.
 - b. Wellhead protection and code amendments for setbacks
 - c. Stormwater Management and Impervious Surface Coverage – amending ordinances decrease allowed impervious coverage.
 - d. Shoreland and Floodplain regulation updates to align with State Statute.
2. Historic Preservation (also a big theme in the Imagine 2040 La Crosse Downtown Plan)
 - a. Update ordinances to prevent demolition and establish design standards to integrate new construction in those areas.
 - b. “the maintenance and care of older buildings should continue to remain a priority for preserving the history of La Crosse” – Community Engagement from Imagine 2040 La Crosse Downtown Plan
3. Housing
 - a. Affordability
 - b. Infill Development (also theme in Imagine 2040 La Crosse Downtown Plan)
 - i. Surface lot re-use
 - ii. Neighborhood infill
 - iii. Allow for mix of housing types
 - c. Property conditions

The City of La Crosse Housing Study from 2024 also outlines several very specific code updates, and provides great direction. In summary.

1. Allowing two-unit homes by right in R-1 and amend the # of bedrooms rule.
2. Provide a better understanding in the code of what mix use is and allow them by right in commercial and high density areas.
3. Provide clearer language in the code update.
4. Reduce minimum lot sizes in R-1, R-2, R-3
5. Reduce residential parking to one space per unit
6. Allow more options for Accessory Dwelling Units.

To: City of La Crosse
From: MSA Zoning Code team
Subject: Diagnostic Summary: Residential Zoning Districts
(Commercial, Industrial and Subdivision review pending)
Date: February 21, 2025

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

- A total of 211 pages
- 21 districts and 2 overlay districts
- Definitions, penalties, administration, appeals and amendments are found in Articles I and II
- District regulations are found in Article IV; dimensional standards that apply for each district begin on page 26.
- Overlay regulations are defined in Article V.
- Generally, urban standards (and dimensional requirements) are written out in extended sentences and are often difficult to follow.
- It seems, in general, that most of the residential districts share dimensional standards and regulations subject to different time periods, going back to the 1938 edition of the code.
- The word 'special' is used in the title for the R-3 and R-6 districts but it isn't clear exactly what this means or designates.

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

Agriculture and Exclusive Agriculture Districts

The code includes an AG district and an Exclusive AG district. The AG district's purpose is to act as a preserve for future urban development. The Exclusive AG district is intended to preserve lands for food and fiber production.

R1 District

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

There is no direct mention of lot area and dimensional standards except for the reference to the 'Residence District' (this is a reference to the 1938 zoning code which included two residential districts: Residence and Multiple Dwelling) - apparently this is assumed to refer to the R2 District and these standards apply to R1.

Language and requirements like this this will need to be resolved regarding the uses in the R1 district:

- *Two or more family dwellings provided that such were in existence on April 10, 1997, have not discontinued the number of dwelling units for a period of 12 months or more, and are located within the area bounded by 9th Street-Farnam Street-east-west alley north of Green Bay Street-West Avenue, and*

provided further that such two or more family dwellings may be replaced by another two or more family dwellings as long as such replacement shall not contain more units or bedrooms than existed on April 10, 1997 and other applicable building and zoning code requirements for the R-1 District are met.

R2 District

Like the R1 District, the R2 District does not have a specific purpose statement. It allows two family dwellings but only if they contain no more than three bedrooms per unit. It allows churches that were in existence on August 10, 1989. As in other districts, language makes multiple references to specific dates in time that provide a threshold for permitted uses.

Language and requirements like this this will need to be resolved regarding the uses in the R1 district:

- *The side yard regulations in subsections (3)a. and b. of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.*

R3 Special Residence District

This district is meant to allow single family, two-family and up to four or more dwellings provided they were in existence on April 10, 1997. Lot and dimensional standards are the same or similar to R1 and R2.

Standards for yards are laboriously overwritten (similar to R1 and R2) and difficult to interpret in a single reading. These will benefit from summary and simplification:

- a. *On every lot in the Special Residence District, there shall be two side yards, one on each side of the building, and except as hereinafter provided, neither of such side yards shall be less than six feet in width, and provided further that for any main building other than a one-family dwelling neither of such side yards shall be less than seven feet in width, except that lots occupied by each attached dwelling unit which is located within a single structure, which is attached along a lot line which is approximately perpendicular to the street right-of-way line, shall not be required to meet this requirement other than the outer side yards of the structure in which the two attached dwelling units are located shall not be less than seven feet in width.*
- b. *On any lot having a width of less than 44 feet, and of record on August 27, 1938, the width of no side yard shall be less than that heretofore prescribed less one-fourth foot for each foot said lot is less than 44 feet in width; provided further, however, that no side yard shall be less than four feet in width in any case.*
- c. *The side yard regulations in subsections (2)a and b of this section shall apply to all lots including corner lots, except that in the case of a reversed corner lot which faces intersecting streets, the side yard on the street side of such reversed corner lot shall have a width of not less than 50 percent of the front yard depth required on the lots in the rear of such reversed corner lot, and no accessory building on such reversed corner lot shall project beyond the front building line of the lots in the rear of such reversed corner lot; provided, however, that this regulation for reversed corner lots shall not have the effect of reducing the buildable width for the main building to less than 26 feet, or for an accessory building to less than 20 feet, on any lot of record August 27, 1938.*

Low Density Multiple Dwelling District (R4)

This district is shown as the R4 district on the map but is not titled as that in the body of the code and allows multiple dwelling buildings that contain more than 4 units. Similar to the other R districts language and standards regarding lot area and yards are very overwritten and can benefit from simplification and more direct language.

Multiple Dwelling District (R5)

This district is “nested” into the R4 and thus any use allowed in R4 is permitted in this district. Uses include boarding house, room houses, fraternities and sororities (occupied by less than 6 persons). Height is allowed up to 55 feet and may exceed this per section 115-390 (Art. VII Supplemental Regulations).

R-6 Special Multiple Dwelling District

This district is “nested” into the R5 and thus any use allowed in R5 is permitted in this district. Uses include boarding house, room houses, fraternities and sororities (occupied by less than 6 persons). Height is allowed up to 55 feet and may exceed this per section 115-390 (Art. VII Supplemental Regulations).

Washburn Neighborhood District (R-7)

The purpose of the district is to encourage people to work and live in the City of La Crosse and will encourage single family dwellings. The district standards and regulations are “nested” in the R1 district (but excludes section 114-142(a) (10). A unique condition in this district is the requirement of Architectural Control that is to encourage physical development to a higher degree of aesthetic satisfaction per approval of the Design Review Board.

Map Diagrams

In a separate document we reviewed lot sizes for R-1, R-2, R-3 and the Washburn zoning districts based on the threshold of 5000 sf, lots that fall between 5000 -7200 sf and lots over 7200 sf. Lots under 5000 sf are shown in red and based on how the districts are defined many of these lots, we assume, were platted in 1938 or earlier so are not technically nonconforming. Nevertheless there is a distinct pattern (and a significant number) of smaller lots that seem to be functioning well today. More analysis is needed which will help determine how best to define appropriate standards.

R-1 = 10,833 Parcels

>7,200 sqft = 4,878 Parcels (45%)
5,000-7,200 sqft = 4,454 Parcels (41%)
<5,000 sqft = 1,501 Parcels (13.9%)

R-2 = 1,298 Parcels

>7,200 sqft = 504 Parcels (38.8%)
5,000-7,200 sqft = 522 Parcels (40.2%)
<5,000 sqft = 272 Parcels (20.9%)

R-3 = 4 Parcels

>7,200 sqft = 1 Parcel (25%)
5,000-7,200 sqft = 2 Parcels (50%)
<5,000 sqft = 1 Parcel (25%)

Washburn Neighborhood District = 451 Parcels

>7,200 sqft = 185 Parcels (41%)
5,000-7,200 sqft = 111 Parcels (24.6%)
<5,000 sqft = 155 Parcels (34.4%)

Attachments

Attachment 2.1 - Summary Table of Dimensional Standards

Attachment 2.2 Historic Zoning Map

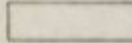





Also attached as a zoning map from 1938 that shows the very simple zoning organization of industrial, commercial, multi-family and single family zoning districts. This simplistic approach may have some benefits as we continue to consider regulations and how best to apply them.

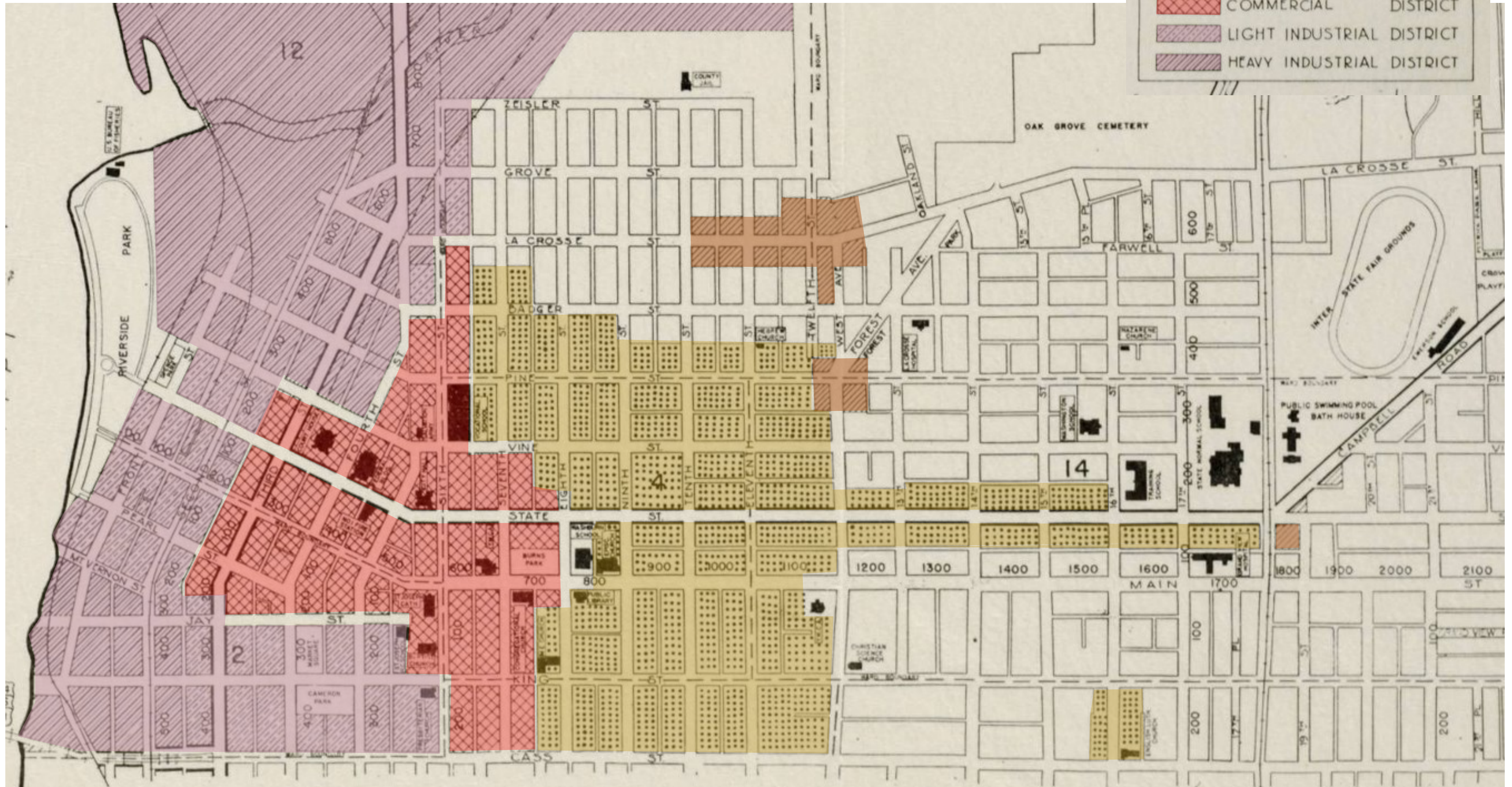
Attachment 2.1: Summary of Dimensional Standards

	AG	EX AG	R1	R2	R3	R4	R5	R6	Washburn
lot area	7200	35ac							
before 1938 less than:	5000sf		5000sf	5000sf	5000 sf	5000 sf	5000 sf	5000sf	5000sf
between 1938 & 1966:	5000+sf		5000+sf	5000+sf	5000+ sf	5000 sf	5000+ sf	5000+sf	5000+sf
after 1966:	7200sf		7200sf	7200sf	7200 sf	7200 sf	7200 sf	7200 sf	7200sf
other		20,000sf							
lot area per per family					1800 sf/unit	1800sf/unit	1500sf/unit	400sf/unit	
front yard			25 fyt	25 ft	25 ft	20 ft	20ft	15 ft	25 ft
side yard		6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft	6 ft
lots as of 1938 or before			4 ft	4 ft					4 ft
rear yard		6 ft	20% depth	20% depth	20 % depth	20% depth	20% depth	20% depth	20% depth
max. height		35 ft	35 ft	35 ft	35 ft	35 ft	55 ft	100 ft	35 ft
max. height, other		2x fr nearest lot line					55ft		
public street frontage	min 30 ft	none	min. 30 ft	min. 30 ft	min 30 ft	none	min 30 st	min 30 ft	min 30 ft
court width not to exceed							24 ft	24 ft	
architectural control									Design Rev Bd.

Attachment 2.2: Excerpt from 1938 Zoning Map

LEGEND

	RESIDENCE DISTRICT
	MULTIPLE DWELLING DISTRICT
	LOCAL BUSINESS DISTRICT
	COMMERCIAL DISTRICT
	LIGHT INDUSTRIAL DISTRICT
	HEAVY INDUSTRIAL DISTRICT



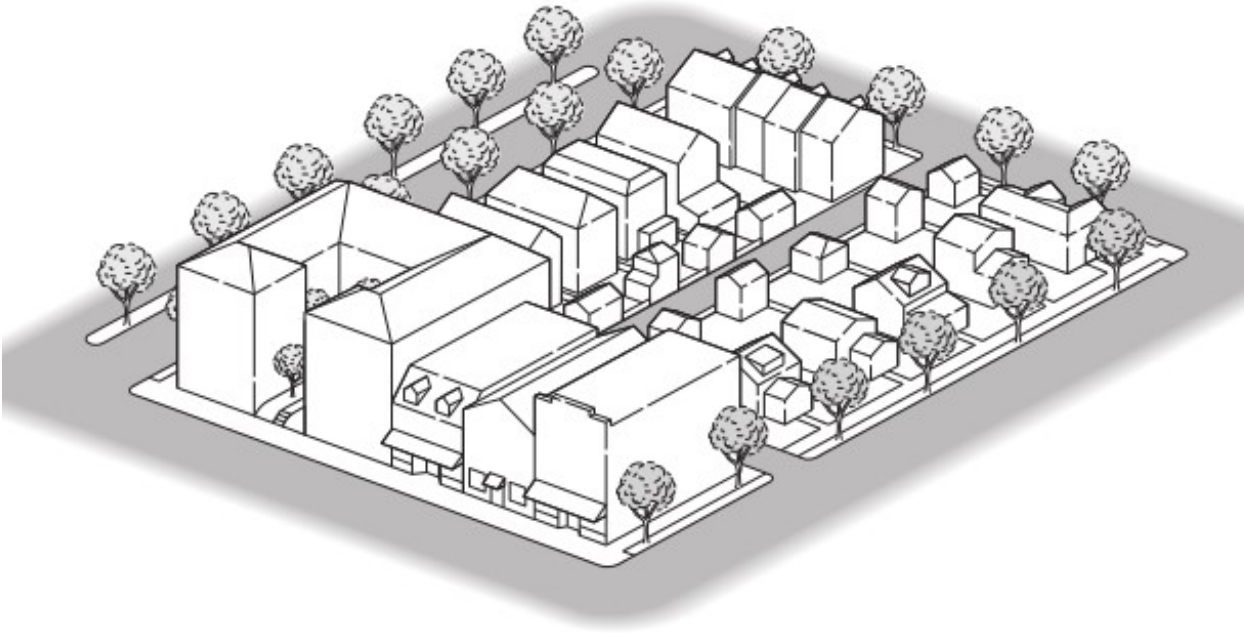
Summary of lot standards

	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 lot line					55ft		
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.



LEGEND

	RESIDENCE DISTRICT
	MULTIPLE DWELLING DISTRICT
	LOCAL BUSINESS DISTRICT
	COMMERCIAL DISTRICT
	LIGHT INDUSTRIAL DISTRICT
	HEAVY INDUSTRIAL DISTRICT
	SP. MULT.-DWEL. DISTRICT
	WARD BOUNDARY
	CITY LIMITS
	THROUGH TRAFFIC STREETS



Zoning & Subdivision Update

City Plan Commission

Study Guide | *June 30, 2025*



ZONING
CODE
UPDATE

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



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.



- *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.*

Notes

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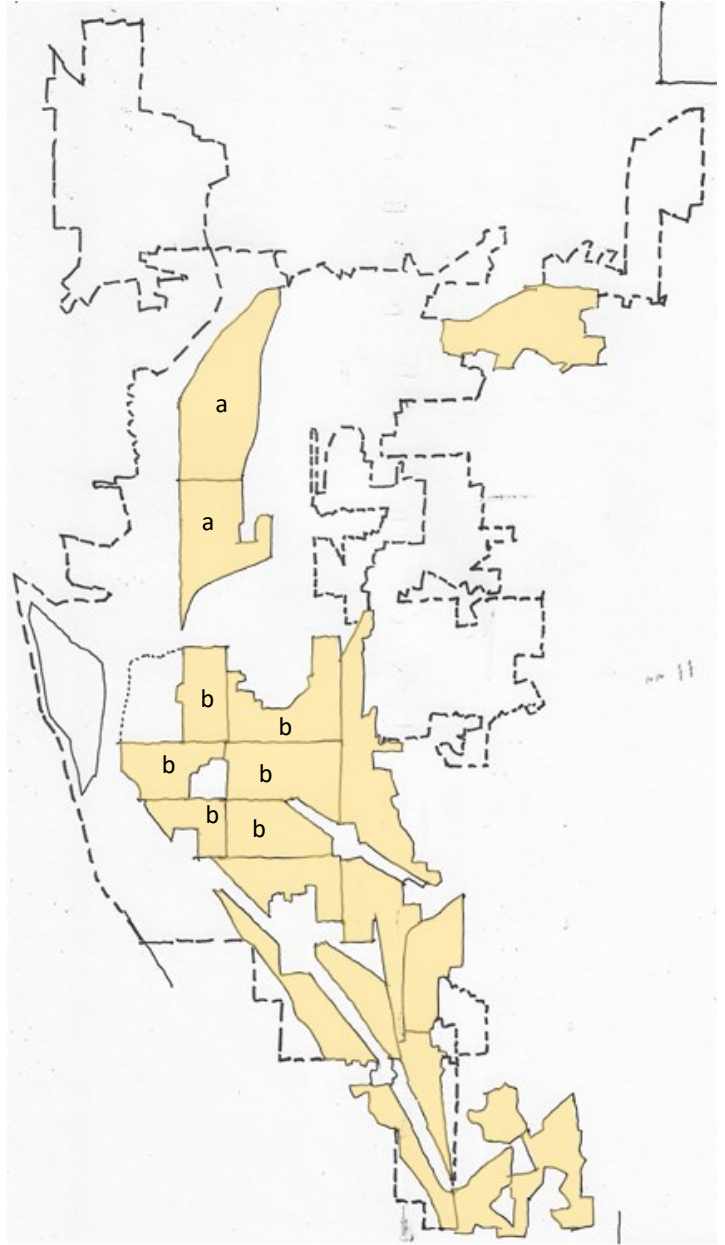
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Memo 2: Diagnostic Summary

- 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



- *Residential neighborhood boundaries are shown in yellow at right. The Logan Northside and Lower Northside neighborhoods (a) contain a more consistent low density, detached residential pattern. Neighborhoods in the central part of the city (e.g., Downtown, Grandview-Emerson, Washburn, Weigent-Hogan, Powell-Poage-Hamilton and Holy Trinity-Longfellow) include a similar street and block pattern but contain more corridors and districts that tend to support greater density and diversity with housing, related uses and development changes.*



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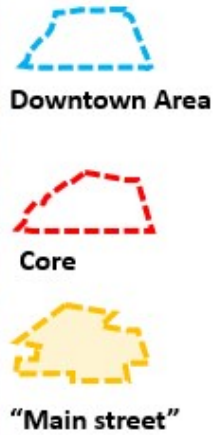
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Downtown Character Areas

- 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

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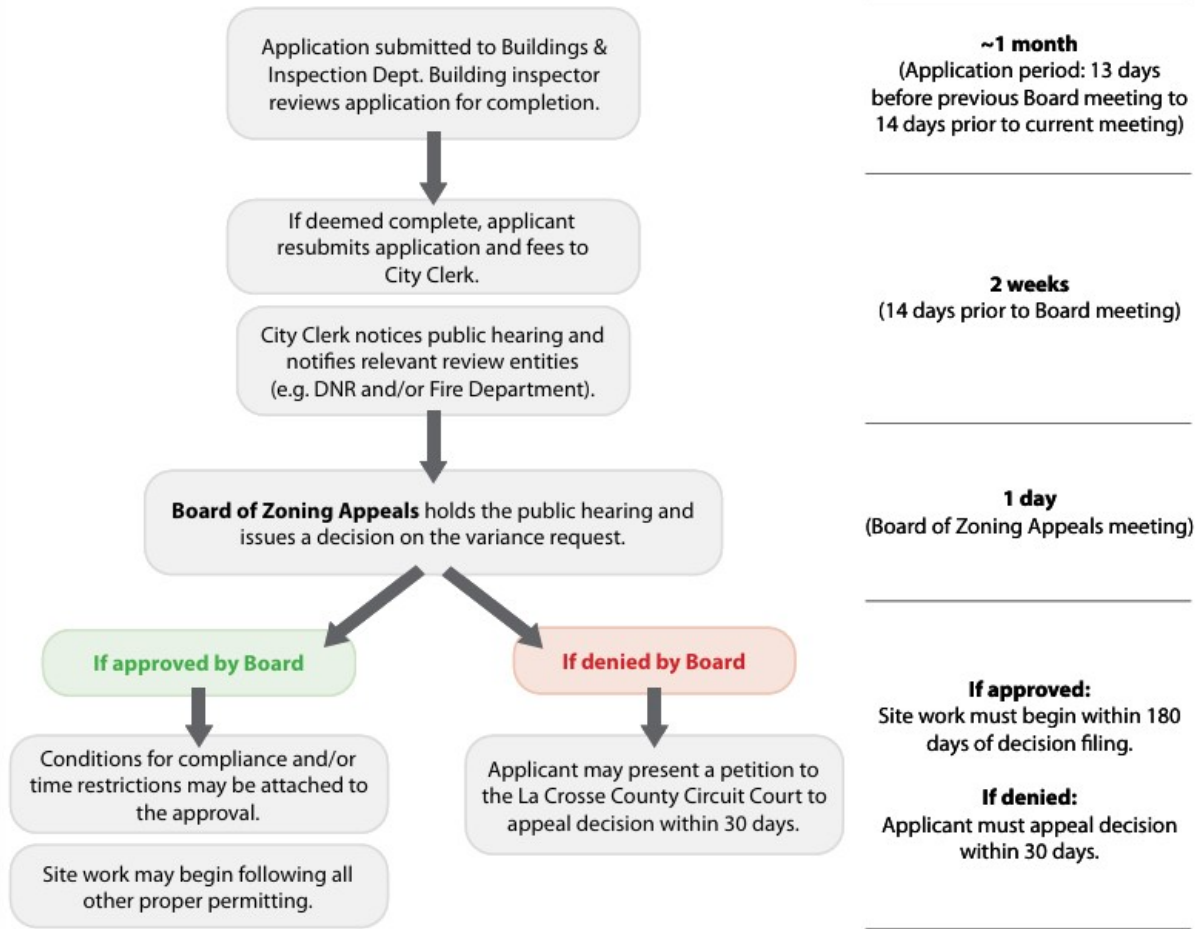
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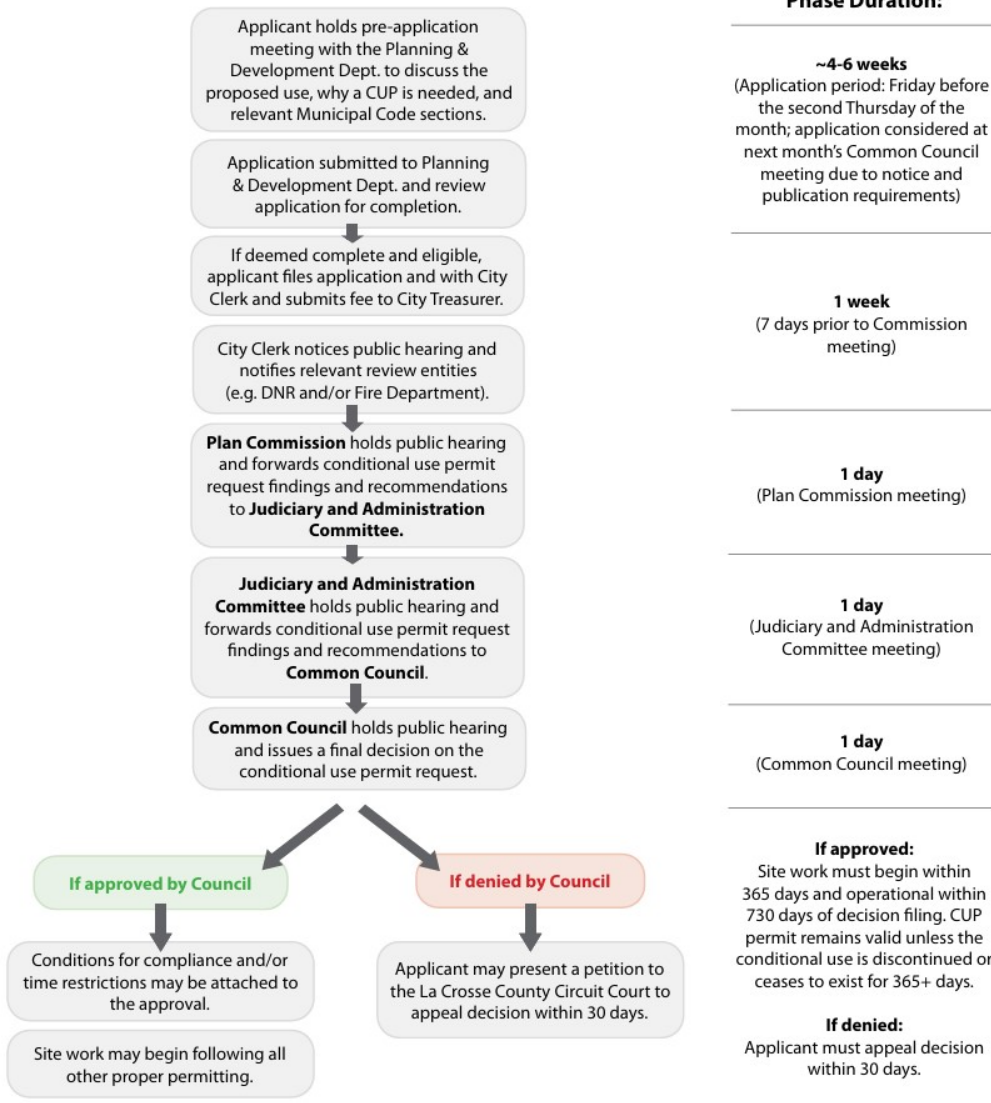
Approval Process Diagrams: Variance (Board of Zoning Appeals)



Notes

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SUBJECT TO EDITS/CHANGES

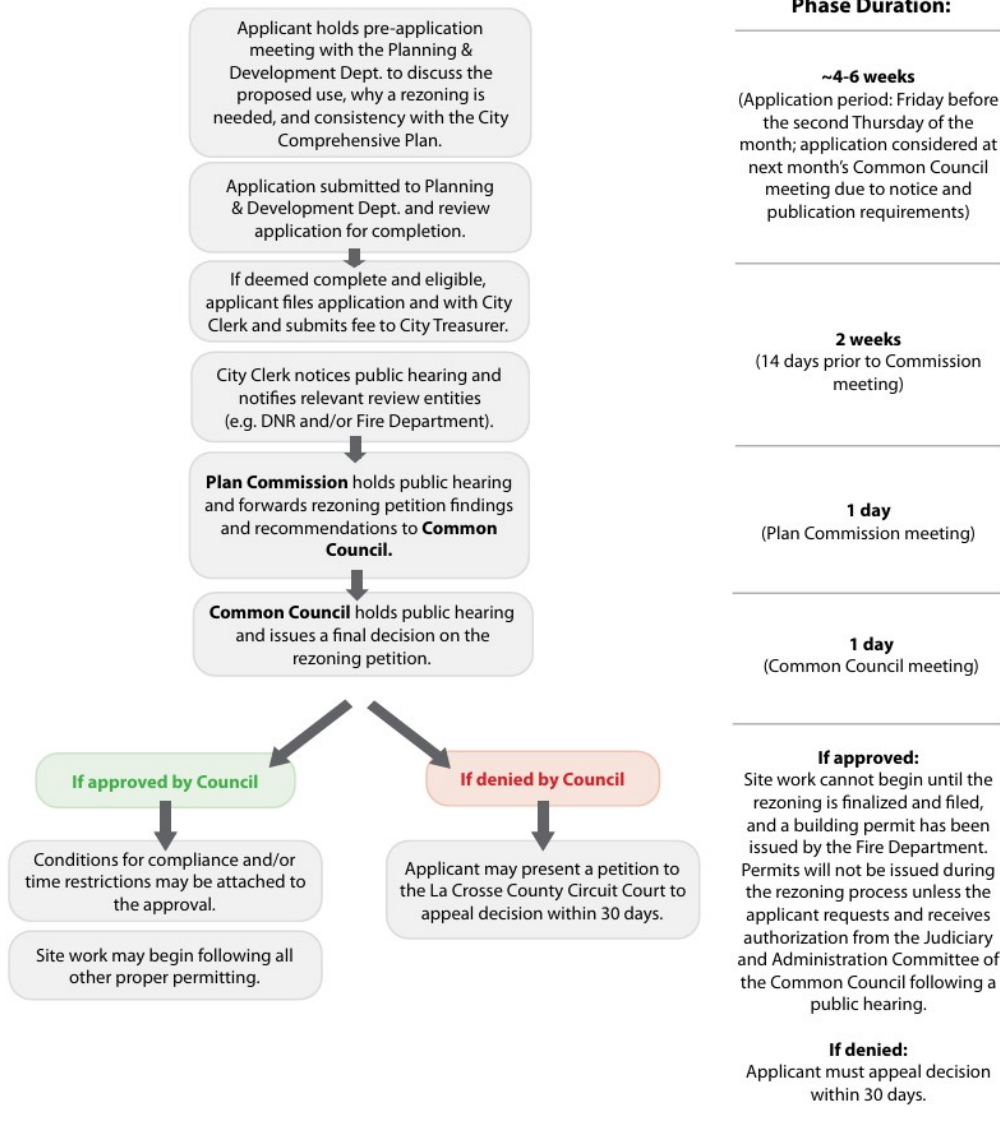
Approval Process Diagrams: Conditional Use Permit



Notes

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SUBJECT TO EDITS/CHANGES

Approval Process Diagrams: Zoning Amendment (Rezoning)



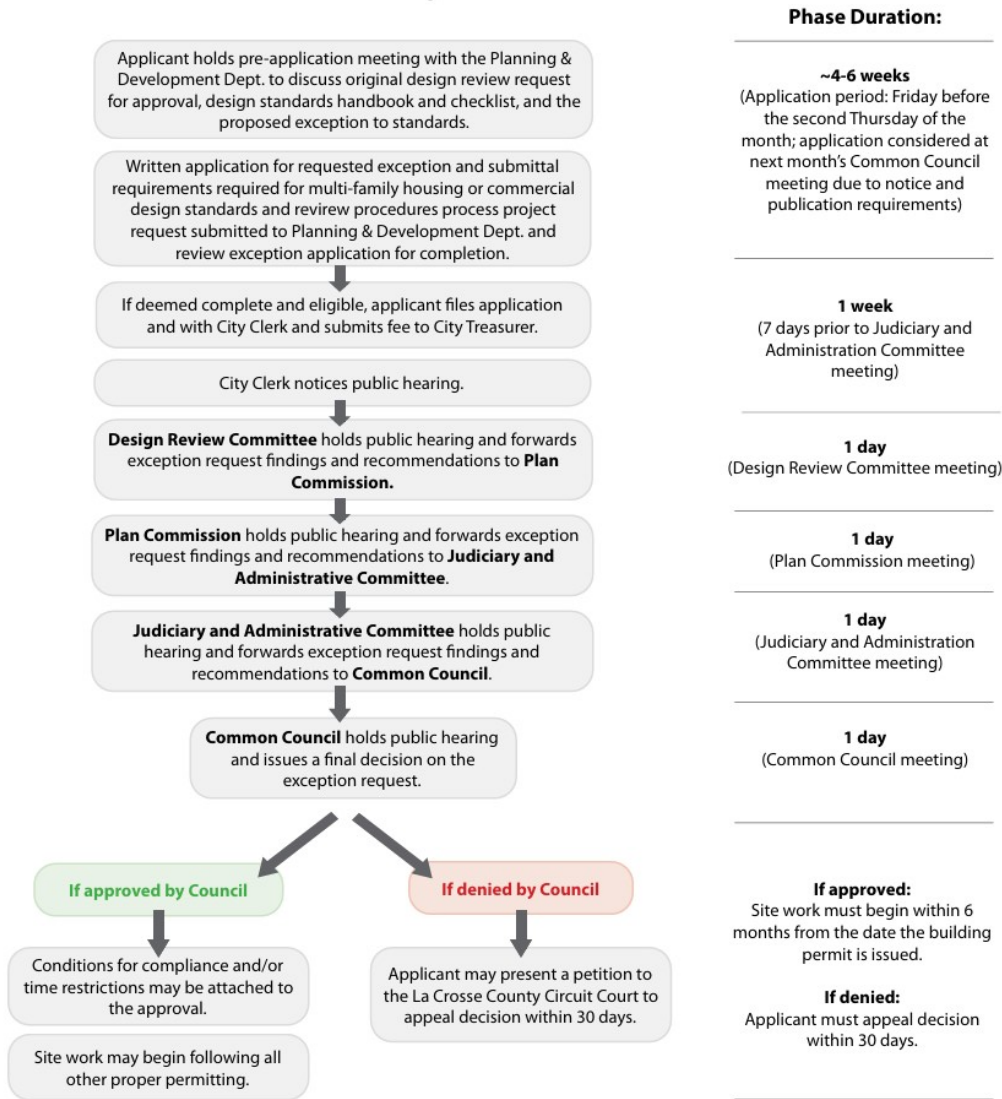
Note:

1. Petition for zoning amendment may be initiated by one or more property owners of the property within the area proposed to be changed.
2. Petitions to change any flood district boundary or floodplain regulation may require technical data, including aerial maps, flood elevations, and development details, as determined by the Fire Department - Division of Fire Prevention and Building Safety and DNR.
3. 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

DRAFT IN PROGRESS
SUBJECT TO EDITS/CHANGES

Approval Process Diagrams: Request for Exemption to Design Standards



Note:

1. Ch. 11 Art. VII Div. 3. Multi-Family Housing Design Standards.
2. Ch. 11 Art. VII Div. 4. Commercial Design Standards. The applicant is encouraged to meet with City staff at the schematic stage, the design stage, and at the submittal stage. Members of the Design Review Committee will be encouraged to attend the pre-application meeting to facilitate the development review process. Developers are strongly encouraged to obtain Design Review Committee approval prior to submitting plans to the State for State review and approval.

Notes

DRAFT IN PROGRESS
SUBJECT TO EDITS/CHANGES



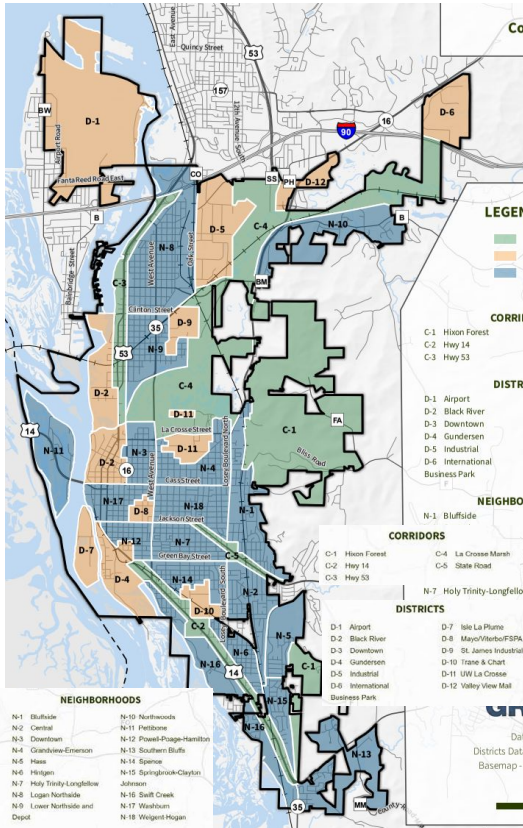
City Plan Commission Meeting

June 30, 2025

Agenda

- a. Introduction & April recap
- b. Scope, Schedule & Progress
- c. Update Process
- d. Study Guide
- e. General Ideas: Residential, Commercial & Industrial
- f. Next steps

Comprehensive Plan - NDC Framework



Neighborhoods:

La Crosse neighborhoods have distinct identities, housing characteristics, unique history, and geographic features. They are typically compact, pedestrian-friendly, and mixed-use. Neighborhoods may contain a number of supporting uses and activities that serve residents, such as parks, schools, libraries, small-scale retail, and other services. Neighborhood associations were consulted during the creation of this comprehensive plan to help identify the vision and land uses within La Crosse's neighborhoods.

Districts:

Districts are larger areas where the City, property owners, developers, and investors should concentrate business, commercial, and industrial activity and expansion over the next twenty years. Districts may emphasize a special single use or purpose, but may contain a variety of other uses and activities. For example, a shopping district may have primarily commercial uses with a few small-scale industrial uses mixed in. La Crosse's districts are based on types of dominant uses, include overlapping neighborhoods, and have generally larger geographic extents.

Corridors:

Corridors are linear areas that provide connectivity between the neighborhoods and districts. Corridors can accommodate a variety of land uses, including natural, recreational, and cultural uses. They can range from boulevards and rail lines to rivers and parkways. La Crosse has several major corridors identified based on transportation and environmental features.

NDC Framework >>> Built Form Study

The Built Form Study:

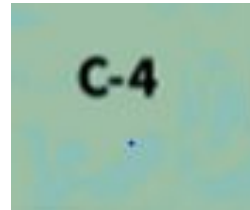
- samples the typical development pattern for each of the neighborhoods, districts and corridors
- better understand the physical dimensions of building type, site plan, street frontage and block pattern as well as other conditions.



18 Neighborhoods



12 Districts



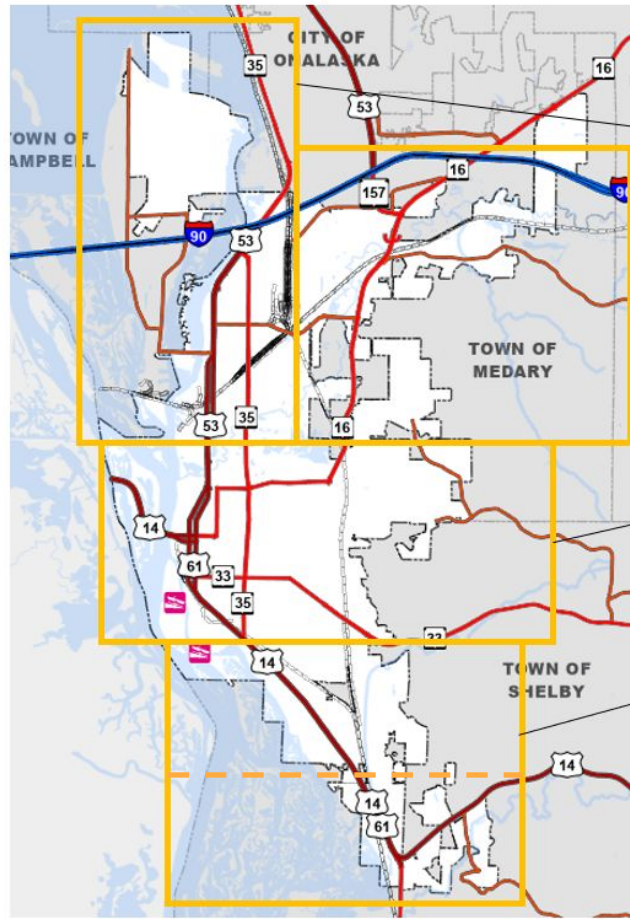
5 Corridors

General Character Areas

Map Key

Character Areas

- TN – Traditional Neighborhood
- TNV – Traditional Neighborhood Varied
- TSS – Traditional Shopping Street
- CN – Contemporary Neighborhood
- UMX – Urban Mixed Residential
- MN – Modular Neighborhood
- CMX – Corridor Mixed
- CSF – Commercial Small Format
- CLF – Commercial Large Format
- C/E/M – Campus/Ed./Med.
- DT- Downtown
- DC- Downtown Core/Main Street
- ISL – Industrial Small Lot
- ILL – Industrial Large Lot



North Area

East Area

Central Area

South Area: 1 & 2

General Character Areas



Traditional neighborhood



Traditional neighborhood varied



Contemporary neighborhood



Urban mixed residential



Modular neighborhood



Traditional shopping street



Corridor mixed



Corridor commercial: large & small format



District (medical/ed)



Downtown



Downtown Core (Main Street)



Industrial large lot

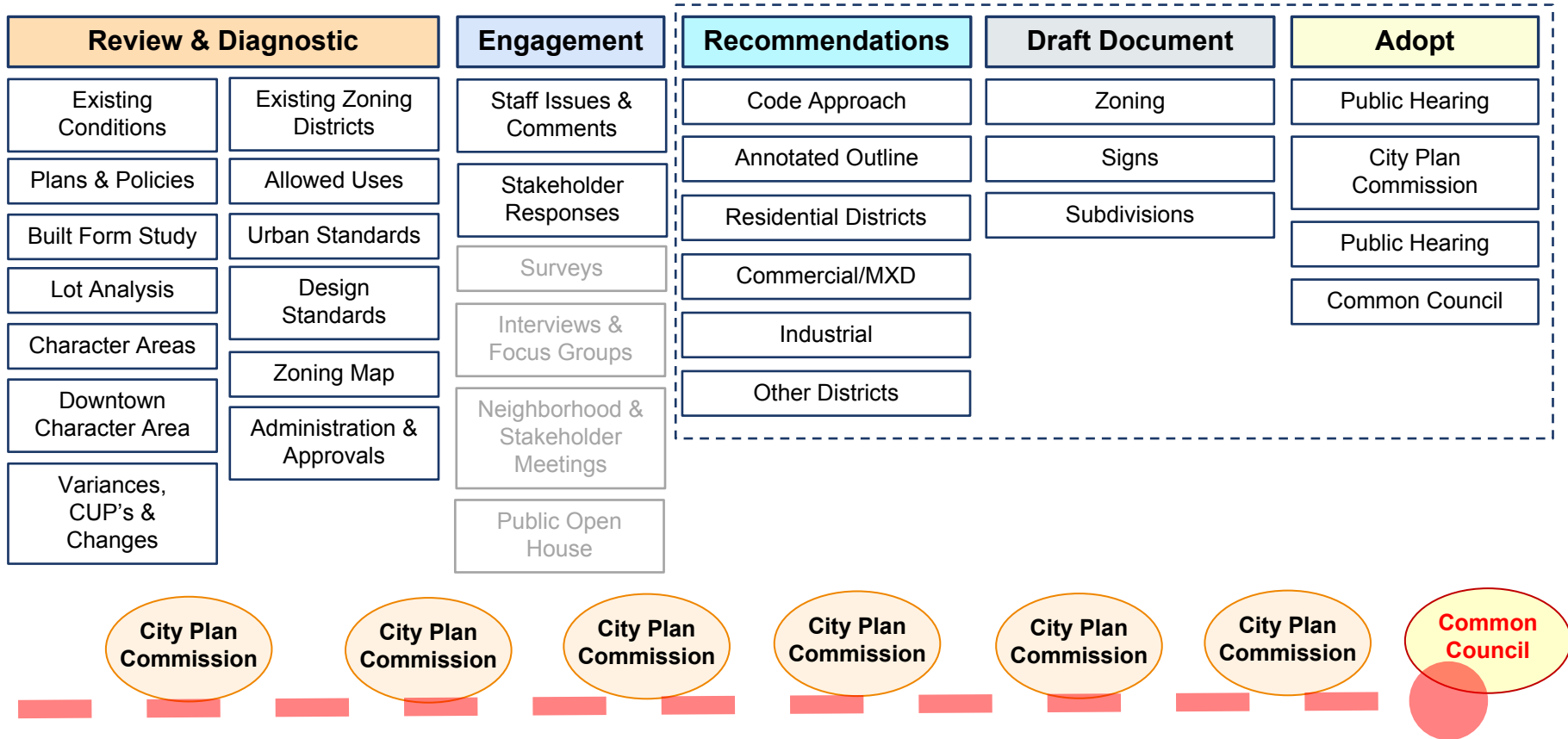


Industrial small lot

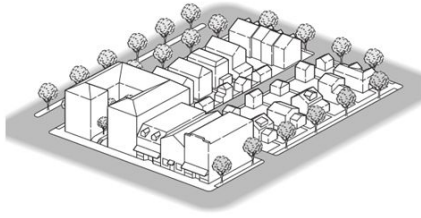
Scope, Schedule & Progress

	1	2	2025	4	5	6	7	8	9	10	11	12	13	14	2026	16	17	18	19	20	21
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Project Kickoff		📍 Dec 18																			
P1 Review Plans/Conditions																					
Review Plans & Policies																					
Technical Memo 1					■																
Document Conditions																					
Technical Memo 2						■															
P2 Analyze & Recommend																					
Diagnose																					
GIS Analysis																					
Technical Memo 3							■														
Recommendations									◆	◆	◆	◆	◆	◆							
Technical Memo 4										■											
Annotated Outline									◆	◆	◆	◆	◆	◆							
P3 Codify & Adopt																					
Districts & Standards																					
Subdivision Regs.																					
Review Draft																					
Final Draft																					
Adoption Process																					
P4 Outreach & Participation																					
Public Meetings									◆												
Stakeholder Meetings									●●●												
Media Company Coord.																					
P5 Meetings & Management																					
Staff Coordination																					
Dept Working Group																					
Steering Committee (PC)																					
Common Council																					
Public Hearing																					

Process



Study Guide



Zoning & Subdivision Update City Plan Commission

Study Guide | June 30, 2025



Study Guide



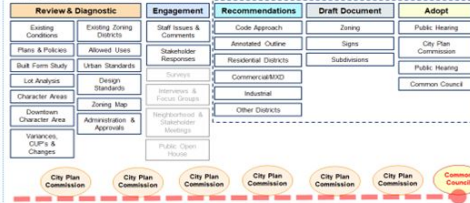
Introduction

Use this study guide to help organize the information, analysis and steps to better understand the content of the zoning code and subdivision regulations including existing conditions, code diagnostics, applicable plans and polides, built form and character analysis. Below is the general process for how the code and subdivision regulations will be updated based on direction and input from community stakeholders, staff comments and guidance from the City Plan Commission.

Topics to Review

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

Process



Notes

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Study Guide



Memo 1: Existing Conditions

- a) 2040 Comprehensive Plan
- b) 2024 Housing Study Summary
- c) Analysis to Impediments to Fair Housing Choice
- d) Imagine 2040 Downtown Plan
- e) History of Variances
- f) History of Conditional Use Permits
- g) Other adopted plans & polides

1/?

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):

1/?

- What are the key policies from the Comp Plan driving the zoning and subdivision updates?
- Review the Housing Study recommendations relative to zoning code content.

• **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

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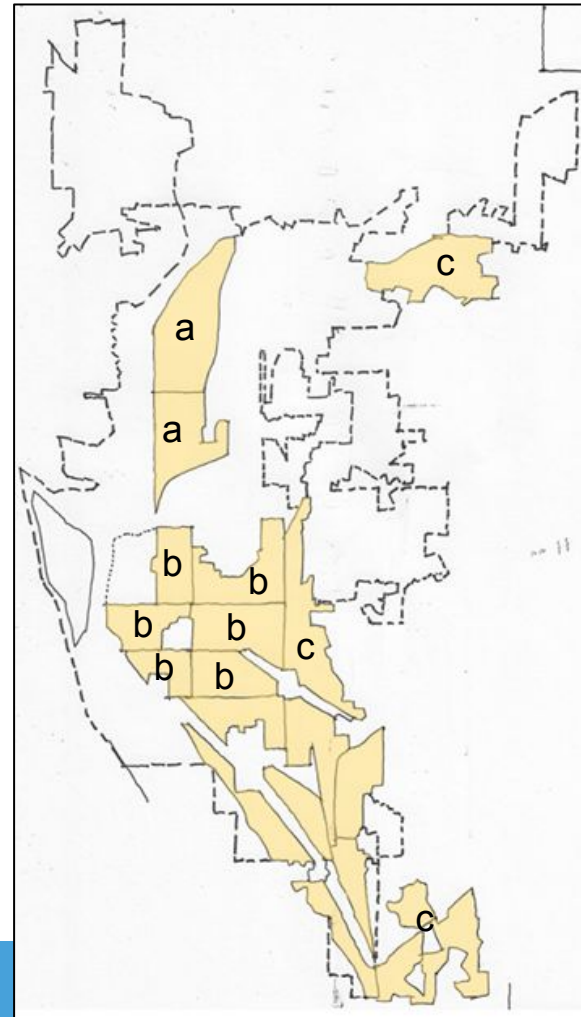
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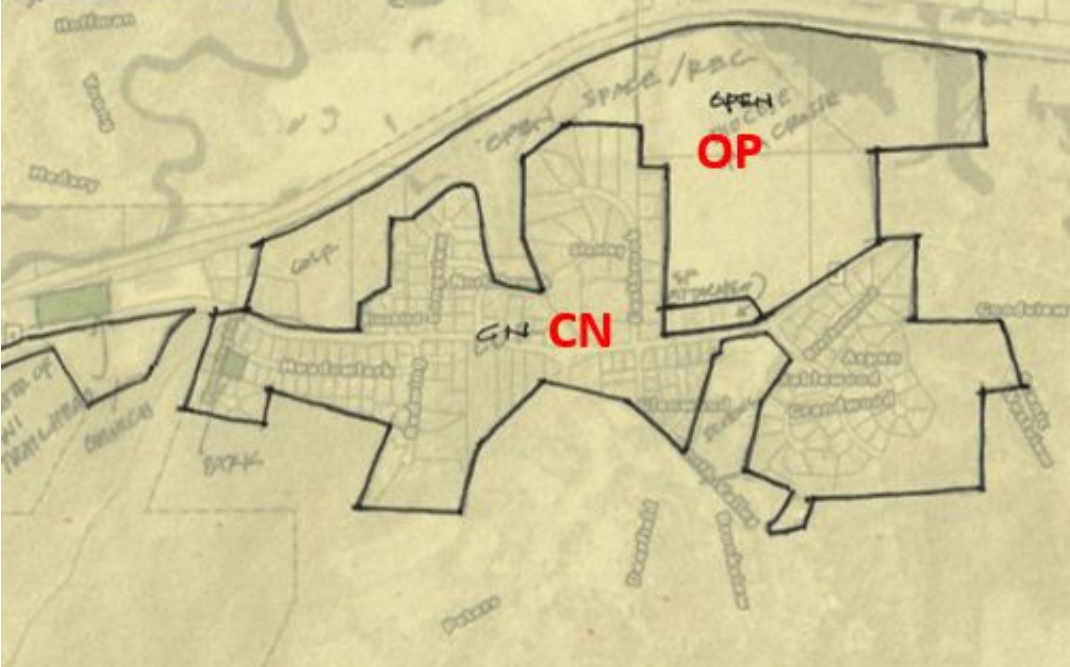
General Ideas for Districts: Residential

- Residential neighborhood boundaries are shown in yellow at right
- (a) The Logan Northside and Lower Northside neighborhoods contain a more consistent low density, detached residential pattern
- (b) Neighborhoods in the central part of the city (e.g., Downtown, Grandview-Emerson, Washburn, Weigent-Hogan, Powell-Poage-Hamilton and Holy Trinity-Longfellow) include more corridors and districts that tend to influence greater housing development changes, density and diversity
- (c) Typical large lot, single family zoning would pretty much remain as is



General Ideas for Districts: Residential

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



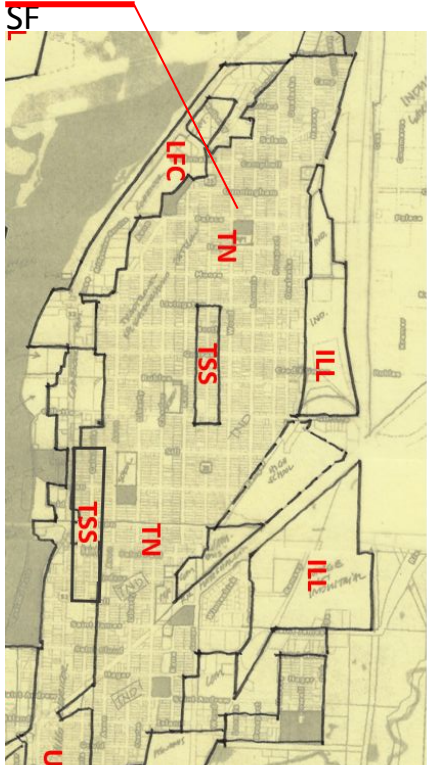
29,620 SF



28,750 SF

General Ideas for Districts: Residential

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

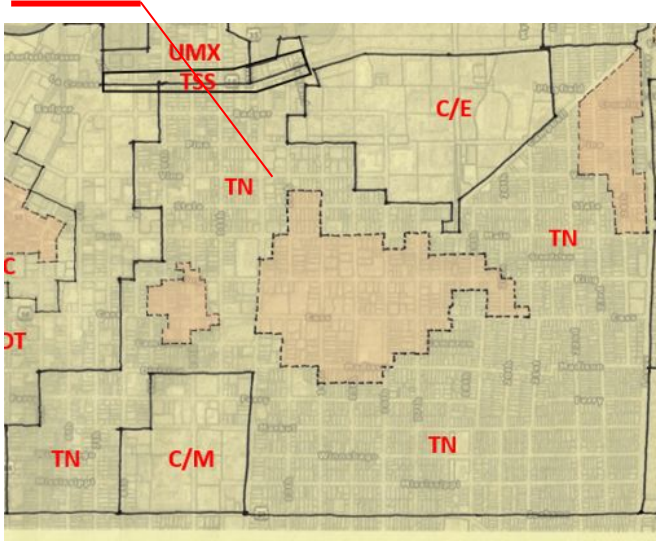


- Building types should respond to the scale and character of the neighborhood
- Can include detached types, 2 unit/lot & duplex types.
- Other building types: small residential court, pocket neighborhood, attached townhouses and accessory dwelling units.
- Lot size range from 2500 sf to 7500 sf

General Ideas for Districts: *Residential*

Neighborhood District Central – attached, detached & smaller multi-family types

Neighborhood Mixed Use – range of residential types & small commercial shops



- Building types should respond to the scale and character of the neighborhood
- Building types include: attached, detached units, and neighborhood scale multi-family & mixed use buildings
- Lot size range from 5000 sf

General Ideas for Districts: *Residential*

Traditional Neighborhood Development District

WI Model Ordinance

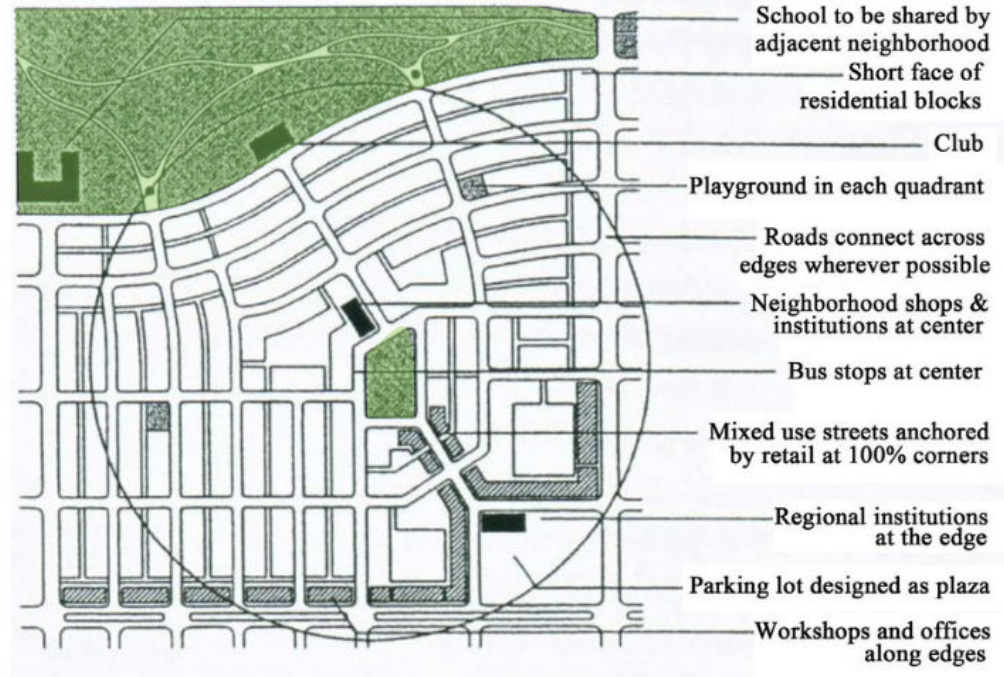
1.3 Applicability. The traditional neighborhood development ordinance is an alternative set of standards for development within the [City/Village] for new development of [15 acres or more] contiguous to existing development, redevelopment or infill development of [10 acres or more].

Source: A Model Ordinance for a Traditional Neighborhood Development, UW Extension, April 2001

La Crosse Zoning

(b) *Applicability.*

(1) Traditional Neighborhood Development is for lot sizes less than two acres.



General Ideas for Districts: *Commercial Corridor & Large Format*

Commercial Corridor – auto-oriented pattern common to local corridors today; mainly commercial/service uses (re: Hwy 14 & Losey Blvd)



Urban Corridor/MXD – range of commercial uses & larger multi-family units in a walkable pattern; use of regulating plan (re: Hwy 53 Plan)



General Ideas for Districts: *Industrial*

General Industrial – addresses most industrial/large lots * & large format buildings in current use



Crafters & Makers District – smaller lot industrial, assembly, & employment that fits into existing neighborhood/corridor character



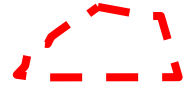
Character Area: *Downtown – Three Distinct Areas*



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



Downtown Area

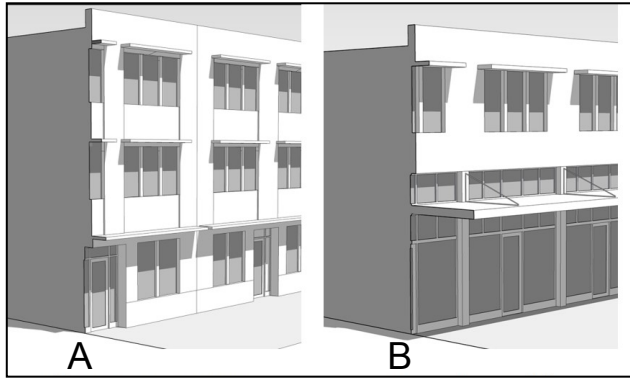


Core



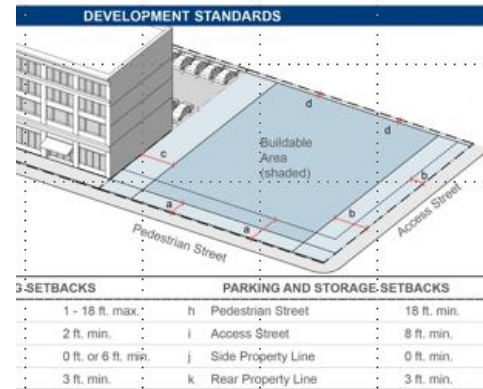
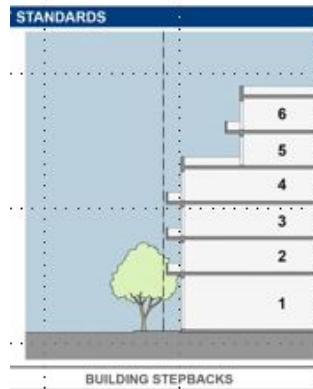
“Main street”

Downtown “Main Street” - Coding for Frontage




“Main Street” district would be regulated by two frontage types:

- common entry (A)
- Shopfront (B)



Dimensional & urban standards would use simple graphics to communicate regulations

 Active building frontage

Next Steps: July, August.....

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



Questions & Comments



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