

Agenda Item 25-0177 (Jenna Dinkel & Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Traditional Neighborhood Development District - Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.

General Location

Aldermanic District 6, bounded by 12th St N, Badger St, and West Ave. It is located south of Tequilas Restaurant, north of Senior Villa Restaurant and west of a Housing Authority high rise as depicted on attached Map 25-0177. The parcel is located within the Downtown Neighborhood Association. Surrounding land uses are residential and commercial to the north, residential and public and semi-public (University of Wisconsin - La Crosse) to the east, residential to the west, and residential and commercial to the south.

Background Information

The applicant is requesting the property to be rezoned under Traditional Neighborhood Development zoning in order to develop the subject parcels into a three-story mixed-use apartment building containing approximately 42-50 units and 42-50 bedrooms. The units will be a mix of studios, 1-bedrooms, and 2-bedrooms. The proposed development will also include a 1,000 ft commercial tenant space that will be located on the north end of the building along Badger Street. The proposed development includes a vacation of the eastern half of 12th Street N to provided additional land for a parking lot containing twenty-six (26) off-street parking spaces. The request for ROW vacation of 12th Street N is expected to be on the May 2025 Common Council agenda.

The applicant is requesting waivers/exceptions for the setback of parking from property lines, the rear yard building setback, and parking lot landscaping requirements.

Recommendation of Other Boards and Commissions.

The City's Design Review Committee reviewed preliminary plans for this development at their February 21, 2025, meeting.

Consistency with Adopted Comprehensive Plan

The proposed development would be considered "Medium-Density Residential" due to the proposed height and number of units and "Low-Intensity Mixed-Use" since it includes a commercial space. Either way both designations are desirable uses in the Downtown Neighborhood.

Staff Recommendation

- **Principles of Traditional Neighborhood 115-403(a)(1)**
Due to the smaller lot size (less than 2 acres) of TND zoning, the ordinance allows for infill/redevelopment projects to consider the surrounding uses, design elements, and neighborhood when determining whether it meets the intent of the ordinance.

The subject properties are located in the Downtown Neighborhood which is centrally located in La Crosse. It is surrounded by a mix of low and higher density buildings and a variety of uses that are within walking distance. This neighborhood includes a large mix of residential types providing housing of all types within close proximity to commercial, civic spaces and parks.

Being one of the older neighborhoods in the city, it is inherently designed for human scale. The surrounding area of the subject properties maintains much of the traditional street grid interconnected with sidewalks, public transit, pedestrian lighting, and bicycle infrastructure. The proposed development is located on Badger Street which serves as a major pedestrian route crossing West Ave between the campus and downtown. There is also a bus stop located near the intersection of West Ave and Pine Street immediately south of the proposed development.

The proposed development will not retain any of the existing single-family homes. The applicant is attempting to determine if there is any interest in moving any the houses to vacant lots within the city.

The Land Use Element in the 2040 Comprehensive Plan for the Downtown Neighborhood depicts Low-Intensity Mixed-Use and Medium-Density Residential as desirable uses.

- **Applicable Design Standards 115-403(d)**

The proposed use of the property as multi-family is a listed use in the adopted TND ordinance. While no specific commercial type has been identified for the commercial space, its location and size would indicate that it would primarily serve the surrounding community which is a key component of TND development.

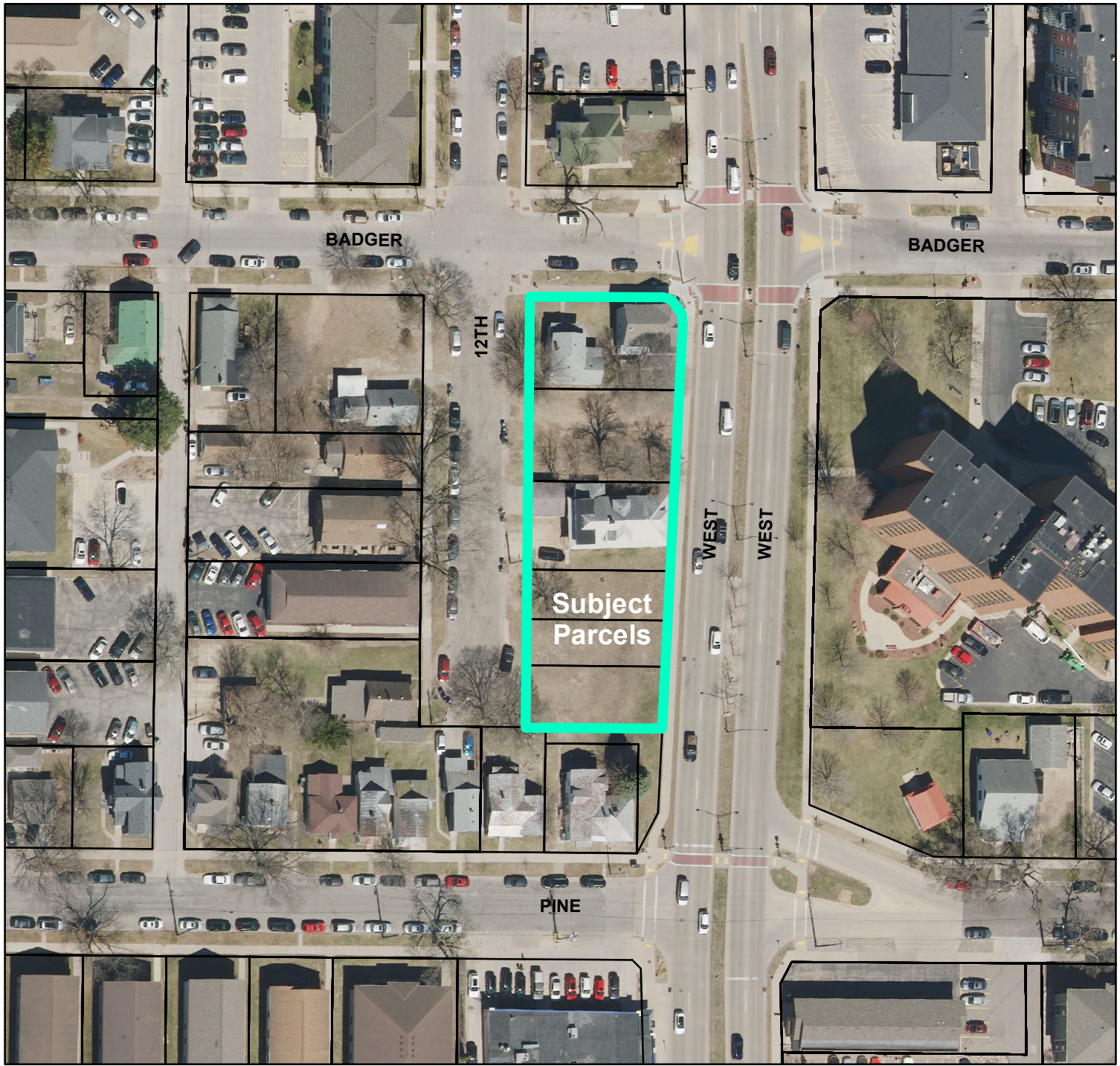
The proposed development will have to meet the City's design standards as well as any additional standards under this section. Preliminary plans have been reviewed by the Design Review Committee and feedback was provided. There was some concern regarding building design and site design, and their conformance with other design standards, that will need to be addressed prior to any permits being issued.

There are no off-street parking requirements. The property is still required to meet ADA requirements for off-street parking if applicable.

REFERRAL to May 2025 cycle (60 day) – Overall staff is supportive of these parcels being developed for multi-family and utilizing TND zoning. However, many aspects of the development need to be finalized before final “specific” zoning should be approved. This includes final plans for the development, particularly final design of the building and a Lighting and Landscaping Plan and final unit and bedroom counts to ensure compliance with the density requirement under TND zoning. Additionally, the applicant is requesting vacation of a portion of 12th Street N as part of the development which will not come to the Common Council until the May 2025 cycle. Staff feels that it would be beneficial to the Council and the public that both the street vacation and zoning are heard, and acted on, together.

This recommendation to refer, and the reasons why, was discussed with the applicant at the projects February 21st design review meeting.

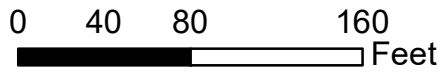
Routing J&A 3.4.2025

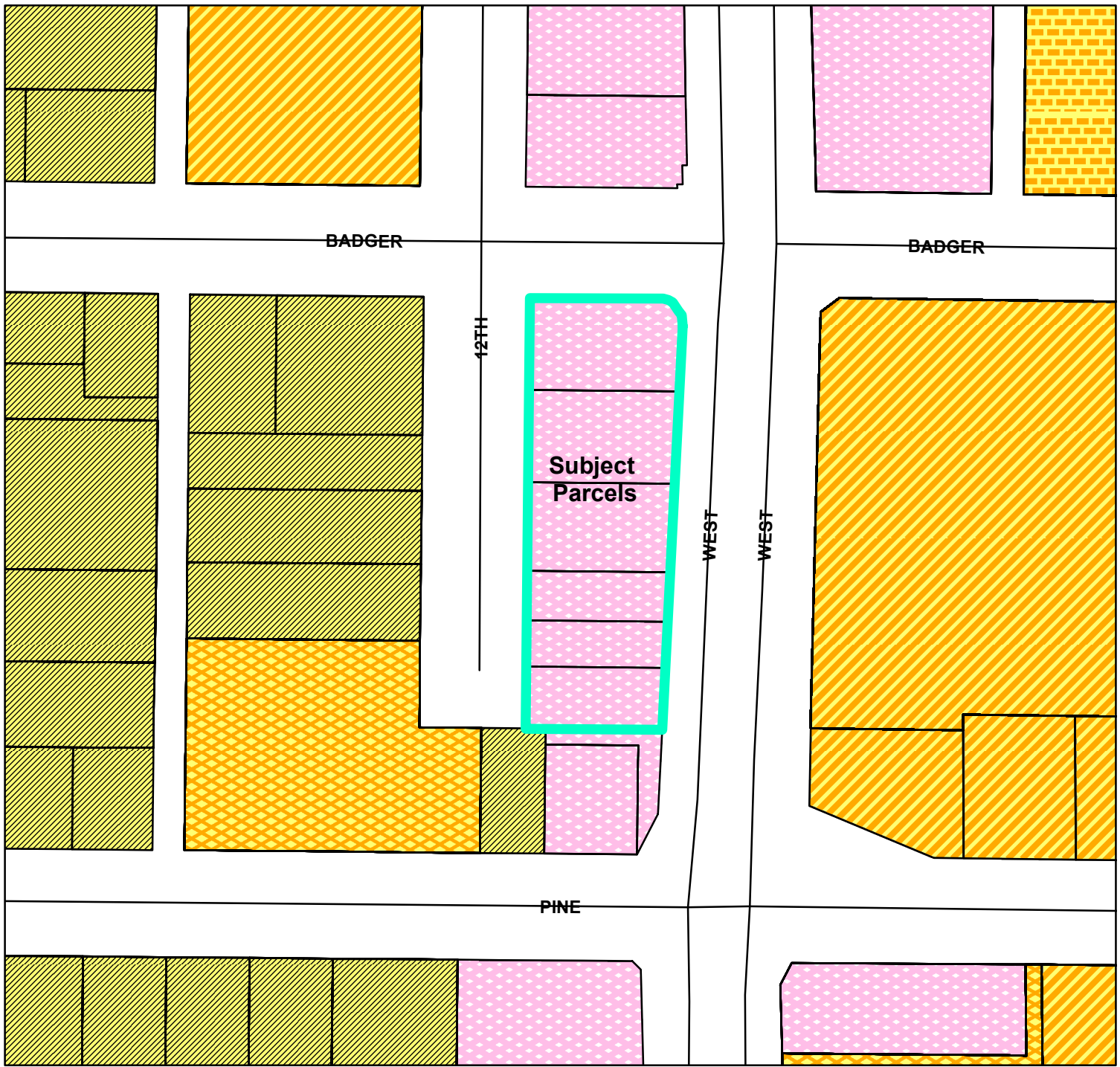


BASIC ZONING DISTRICTS

	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
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	FW - FLOODWAY
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	City Limits
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