

**Agenda Item 24-1592 (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 Residence District to the Traditional Neighborhood Development District - General, allowing for the construction of townhomes at 6103 River Run Road.

**General Location**

Council District 13, located just southwest of the intersection of State Hwy 35 and State Hwy 14/61 as depicted on attached MAP 24-1592. Subject property is part of the Waterview Subdivision. Adjacent uses include two and four units to the north, west, and south, apartment buildings to the south, and single-family homes and Southern Bluffs Elementary to the east across Hwy 35.

**Background Information**

The applicant is requesting the property to be rezoned under Traditional Neighborhood Development in order to develop the parcel to include the existing single-family home, one 5-unit townhome, and one 6-unit townhome. The applicant is requesting this zoning in an effort to utilize its flexibility and have more than one primary building on a lot. The applicant wishes to keep the existing single-family home as it is a historic landmark and build around it. The location of the home on the lot makes it difficult to develop the rest of the large parcel. (See attached plans for the proposed site design)

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

The Land Use Element of in the 2040 Comprehensive Plan for the Swift Creek Neighborhood depicts Low-Density and Medium- Density Residential as desirable uses.

**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 take into account the surrounding uses, design elements, and neighborhood when determining whether it meets the intent of the ordinance.

The subject property is located in the southern part of the city near the city limits with the Town of Shelby. It is primarily surrounded by a low-density residential consisting of single-family homes and some duplexes/twindominiums. There are two higher density apartment buildings located to the south and a larger complex of apartment buildings located a little further to the northwest. This neighborhood offers very few, if any, commercial uses within close proximity of its residents to walk to. This is very much a car-oriented section of the city. The closest civic space is Southern Bluffs Elementary.

Being one of the newer neighborhoods in the city, near neighborhoods that were once part of rural townships, and built near the city limits, it has more characteristics of a suburb with cul-de-

sacs and singular access to major arterials. There is little resemblance to the traditional street grid as there are little to no sidewalks and limited public transportation. The subject parcel is immediately adjacent to Great River Road that does serve as a route for bicycles.

The proposed development will retain the existing single-family home that is listed as a local historic landmark. It was part of the larger Stelzig farmstead that is listed on the State and National Register of Historic Places.

The Land Use Element in the 2040 Comprehensive Plan for the Swift Creek Neighborhood depicts Low-Density and Medium- Density Residential as desirable uses

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

The proposed, and current, use of the property as residential is a listed use in the adopted TND ordinance.

While there is an existing structure, the new structures will have to meet the City's multi-family design standards as well as any additional standards under this section. The development does not meet the development density for multi-family. The requirement is 15-40 units per acre. The proposed development is 12 units on 1.48 acres which is only a density of 8 units per acre.

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

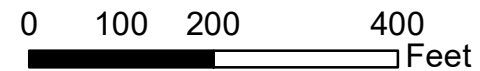
**DENIAL** – Overall staff is supportive of this parcel being developed for residential but does not feel that the development meets the principles/standards of the newly adopted Traditional Neighborhood Development ordinance. The intent of traditional neighborhood developments is to have compact neighborhoods that includes a mix of uses in close proximity to its residents thereby reducing the dependency on cars. Unfortunately, the location of this neighborhood in the city hampers its ability to meet certain principles of the ordinance, specifically the density, walkability, and proximity to a variety of uses that is not dependent on cars. Prior to submitting the rezoning petition staff suggested they would support moving the existing single-family home to the parcel to the north so it would be easier to redevelop the subject parcel without having to rezone it to TND.

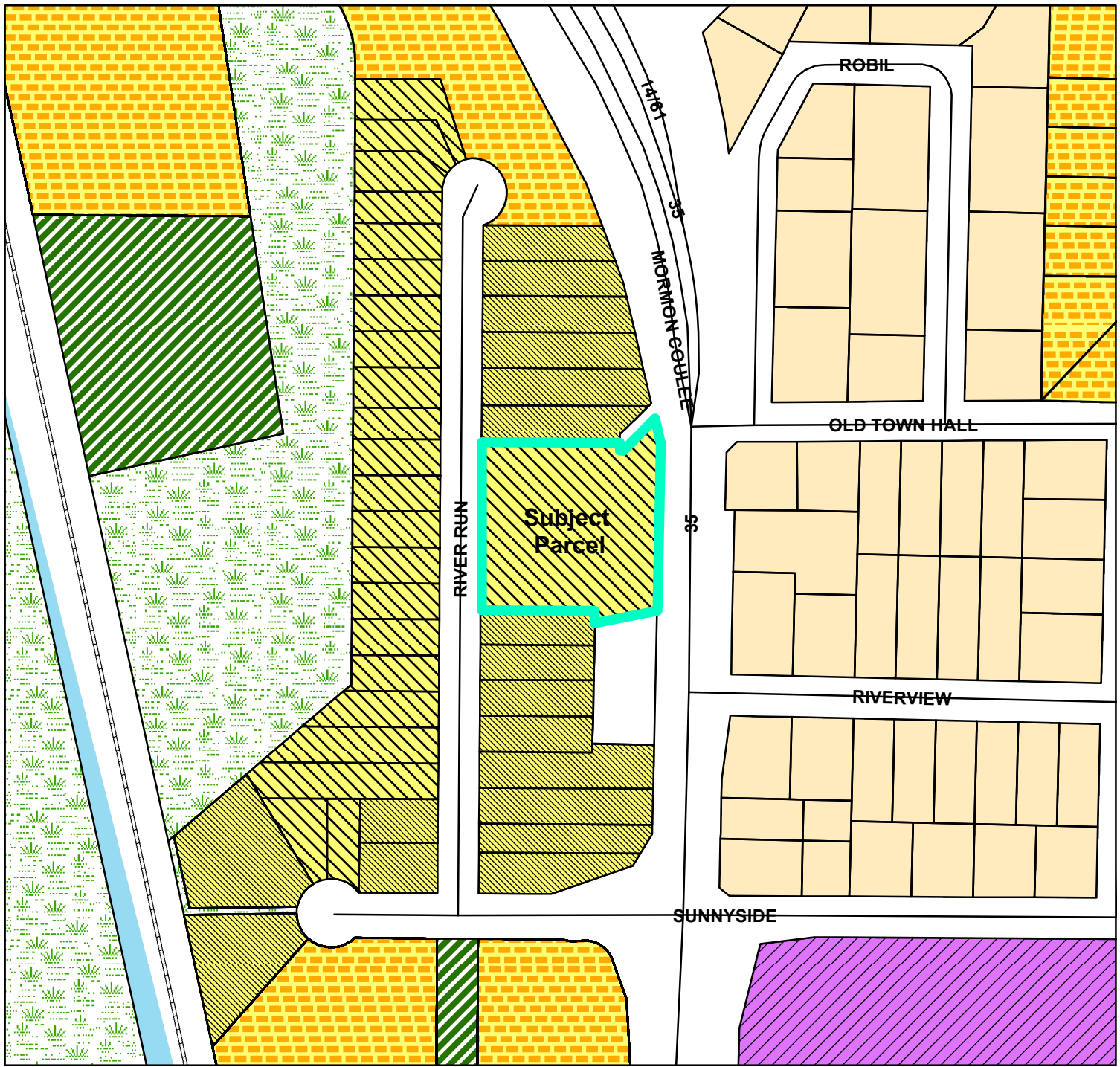
**Routing J&A 1.2.2025**



# 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
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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