

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 2, 2021**

Ø **AGENDA ITEM – 21-0675 (Jack Zabrowski)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Washburn Residential District to the Traditional Neighborhood District allowing for an apartment building at 1106-1108 King St.

Ø **ROUTING:** J&A 6/1/2021

Ø **BACKGROUND INFORMATION:**

After the initial Common Council referral on June 10, 2021, the applicant met with; Planning Staff, Common Council members, Downtown and Washburn Neighborhood Associations. The applicant is requesting an additional 30-day referral to; accommodate stormwater requirements, integrate feedback from past meetings, create and present new plans to neighbors and stakeholders.

1106-08 King St. is currently zoned Washburn Residential district. The parcel is currently vacant and previously had one rental property that is no longer there. The adjacent buildings are one to two and a half stories in height. The surrounding zoning is primarily Washburn Residential with Public, Semi-Public across King St. The surrounding uses are office, residential, commercial, and multi-family apartments. The neighborhood presents an excellent opportunity to complete most activities of daily living by bicycling or walking. Within a 15-minute walk are: restaurants, fitness facilities, three higher education institutions, two healthcare providers, transit, three parks, a pharmacy, a food Co-op, and Downtown La Crosse.

La Crosse needs to grow and encourage dense urban infill development with access to; services, food/entertainment, employment and transit. This type of development has a smaller environmental impact than suburban development. We are facing declining school (elementary, secondary and post-secondary) enrollments, nearly flat population growth and a migration of single and multi-family housing developments to the suburbs.

Dense urban infill development reduces negative impacts by: reducing or eliminating commute time and distances thus reducing greenhouse gas emissions, preserving farmland and greenspace, protecting water quality. Ignoring these issues and pushing dense multi-family housing to the suburbs only exacerbates the negative impacts of development and promotes suburban sprawl.

Ø **GENERAL LOCATION:**

The south-east corner of the intersection of King St. and 11<sup>th</sup> St.

Ø **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**  
N/A

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The basis of our Comprehensive Plan is “Smart Growth” Smart Growth seeks to; promote dense urban infill development, direct development to existing communities, create walkable communities, provide access to a range of transportation options, design and build compact buildings, create a range of housing opportunities and choices. The proposal before you is a proponent of smart growth but conflicts with one of our density guidelines.

The Future Land Use map in Confluence, our Comprehensive plan designates this parcel as Traditional Neighborhood Development (TND). The TND district provides for a mix of housing types and densities along with small-scale retail and service businesses. Some commercial buildings may have businesses on the ground level and housing (or office) above. This designation encompasses existing traditional neighborhoods as well as high-amenity or high-activity locations near downtown and major institutions.

**Traditional Neighborhood Development pg. 4A-6 Confluence**

**Guidelines and Criteria**

Minimum Density: 4 dwellings per acre

Maximum Density: 15 dwellings per acre

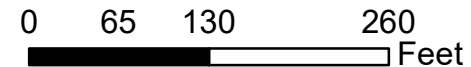
Ø **PLANNING RECOMMENDATION:**

The applicant is requesting an additional 30-day referral to; accommodate stormwater requirements, integrate feedback from past meetings, create and present new plans to neighbors and stakeholders. **Planning staff recommends granting a 30-day referral of this item.**

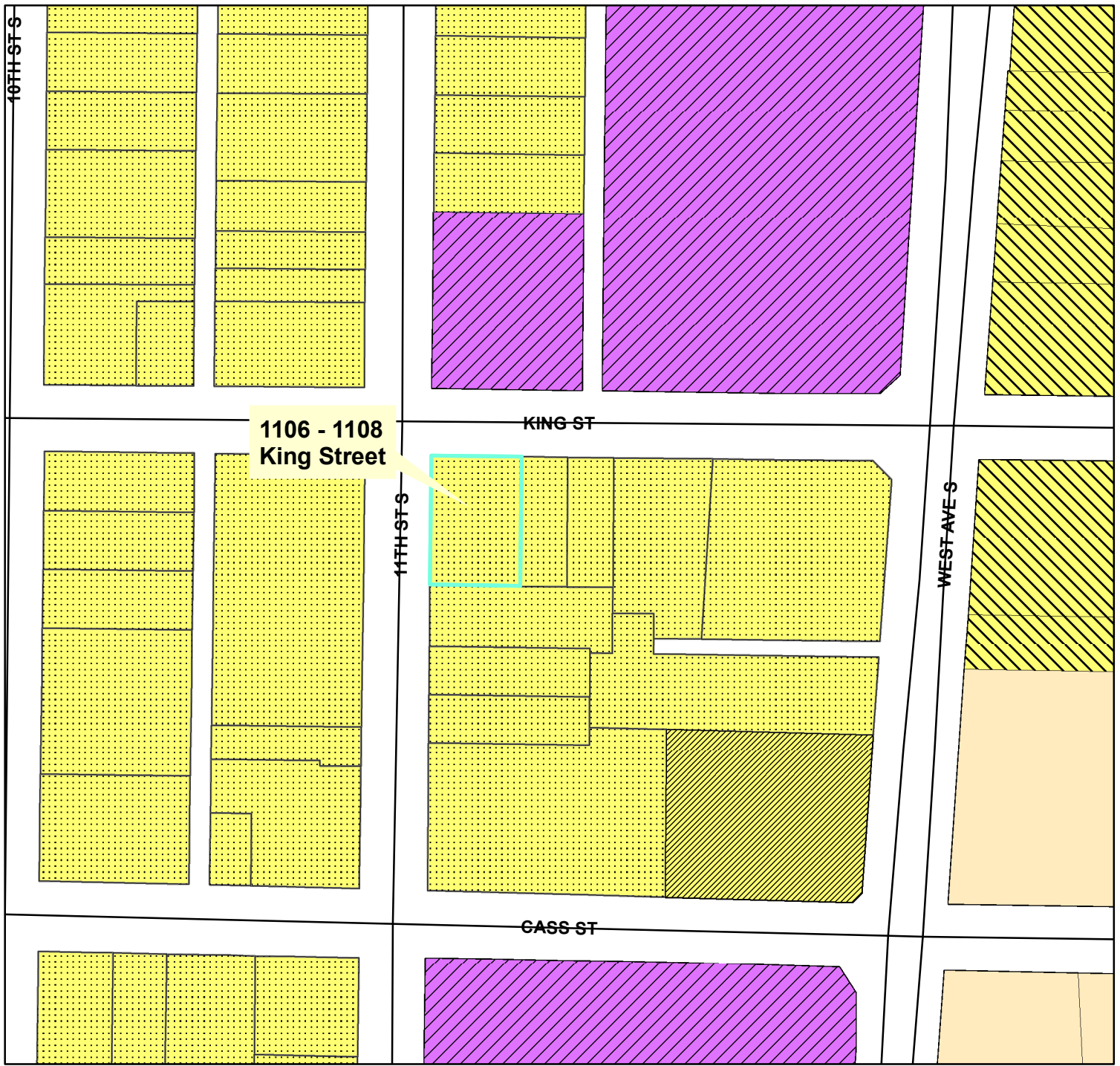


# BASIC ZONING DISTRICTS

-  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
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