

Agenda Item 23-1471 (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 Multiple Dwelling District and Commercial District to the Traditional Neighborhood Development District - General allowing for a surface parking lot and a mixed-use development with the main floor being parking and commercial and upper floors being residential apartments at 118 9th St. N, 922 & 928 State St., 915 & 927 Main St., and 117 & 119 10th St. N.

General Location

Parcels on the 900 block of Main and State Streets, Council District 6, Downtown Neighborhood Association

Background Information

The proposed mixed-use development, the Haven on Main, would include parking and commercial on the first floor and residential apartments above on a 1.49-acre site. It would include 36 one-bedroom, 32 two-bedroom and 6 three-bedroom units for a total of 74 units and 119 bedrooms. There would be 90 parking stalls on site. Couleecap would relocate their office to the first floor of this building.

For residential zoning, this project would require 1 parking stall per bedroom, which would be 119 stalls. Given the accessibility to public transit and bicycle and pedestrian facilities, the developer plans for being able to park approximately 50 bikes both inside and outside with provisions for tricycle style bikes as well. The development will offer inclusive, community-integrated housing options for adults with disabilities. The other half of the building tenants will be a general population of working adults, seniors, and other members of the community.

The surrounding area includes a church, public library, single family and multi-family residential. The building that would be demolished includes 24 residential units and unoccupied commercial space.

Traditional Neighborhood Development would be the appropriate zoning for this development considering their parking plan and maintaining the integrity of residential at this site rather than rezoning to commercial for the whole site.

Recommendation of Other Boards and Commissions

None yet. This project will need to return to the Council for TND-Specific rezoning.

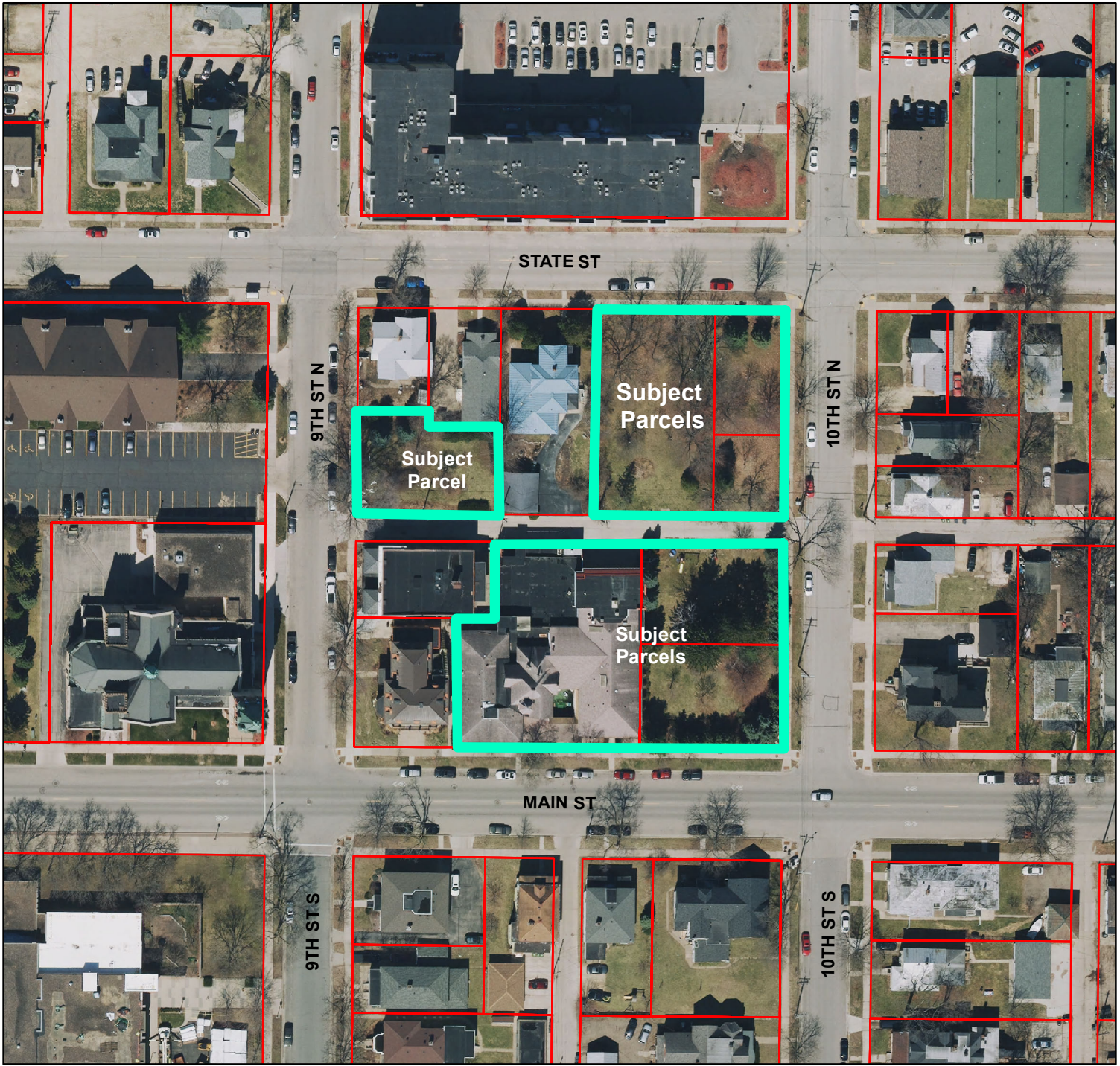
Consistency with Adopted Comprehensive Plan

This site is included in N-3, the Downtown Neighborhood and would be considered High-Intensity Mixed-Use. The definition of High-Intensity Mixed-Use specifically states it can be located within the core of Downtown La Crosse, as well as outside of the Downtown core in areas still appropriate for higher intensity mix of uses. This development is acceptable in this neighborhood.

Staff Recommendation

Staff recommends approval with the request of 90 parking stalls and satellite parking lot. Additional review will come before staff and Council for the TND-Specific request.

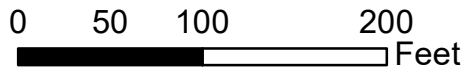
Routing J&A 1.2.24

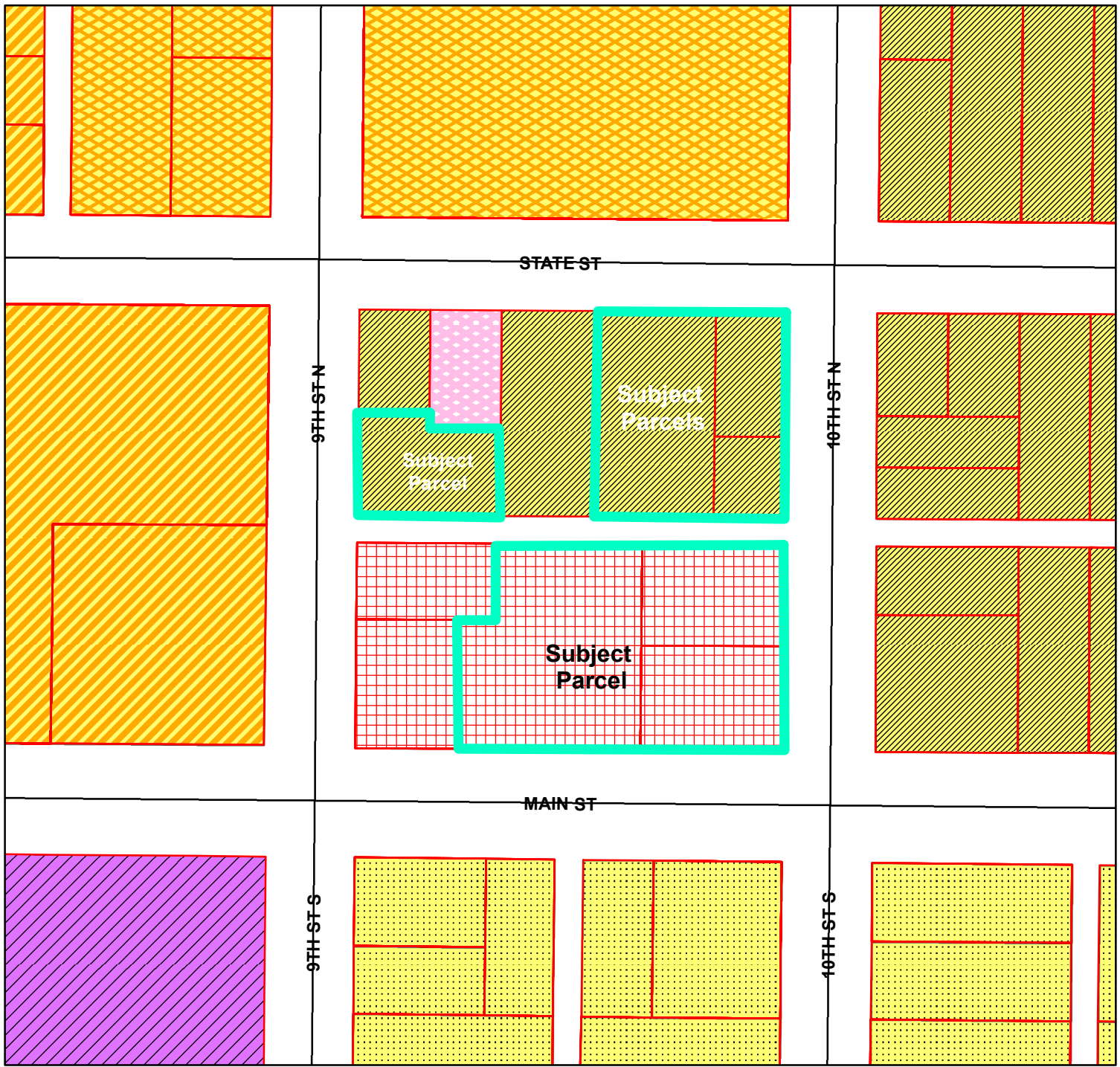


BASIC ZONING DISTRICTS

| | |
|---|---------------------------|
|  | 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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