

**Agenda Item 25-0938 (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 Local Business District to the Traditional Neighborhood District - Specific, allowing for mixed use of the building as an office space and a residential rental unit at 1202 State St.

**General Location**

Council District 4, Grandview-Emerson Neighborhood Association. Located on State Street on the corner of West Ave as depicted on attached Map PC25-0938. The property is surrounded by R5 – Multiple Dwelling, R2 – Residence, and TND – Traditional Neighborhood Development.

**Background Information**

The applicant is requesting a rezoning from C1 – Local Business to Traditional Neighborhood Development – Specific. The property is currently a commercial building with office space. With the rezoning to Traditional Neighborhood Development – Specific the proposed use would include commercial space and a residential apartment.

There are no changes to the existing building on the exterior and one new wall on the interior. The applicant is requesting a rezoning to Traditional Neighborhood Development because no other zoning districts allow for commercial and residential use on the first floor together.

The commercial space will be used for Prestige Rentals Office space. The residential apartment will be a five-bedroom apartment.

**Principles of Traditional Neighborhood 115-403 (a)(1)**

- A. The proposed rezoning is in a compact area near the urban core of the city. It falls between the University of Wisconsin – La Crosse and Downtown, about half a mile from both.
- B. The existing building is developed for human scale. The building front faces State Street.
- C. This rezoning will provide a mix of uses including residential and commercial. The building is in a neighborhood with existing proximity to other uses such as other residential, commercial, civic and open space uses.
- D. This rezoning will provide an additional housing type in the community.
- E. The location is accessible via many forms of transportation. King Street greenway is two blocks away. Additionally, this location is one block away from the Circulator 1 and Circulator 2 bus routes and on Route 5 of the local bus routes.
- F. The existing building is being utilized.
- G. Environmental features not incorporated further than what is existent.
- H. This proposed rezoning falls within the Grandview Emerson Neighborhood. Due to the unique nature of this rezoning, this use could be considered low-intensity mixed-use or neighborhood retail/commercial. In the Comprehensive Plan, low-intensity mixed-use is allowable and neighborhood retail/commercial is desirable in the Grandview Emerson neighborhood. This rezoning is consistent with the Comprehensive Plan.

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

1. The proposed rezoning does have two uses and is in an area with multiple surrounding uses including commercial, a mix of residential, civic, and open space.
2. The proposed development does not meet the required development density. With the 1 unit provided, this proposal has approximately 4.5 dwelling units per net acre. The Traditional Neighborhood Development states multi-family units shall be 15-40 dwelling units per net acre.
3. There are no additional proposals for stormwater management as part of the rezoning application and no exterior changes to the current footprint.
4. This parcel will maintain the traditional grid system.
5. Parking lot design will remain the same, so the standards are not applicable.
6. No exterior alterations are proposed, so design standards are not applicable.
7. Landscaping will remain the same, so the standards are not applicable.

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

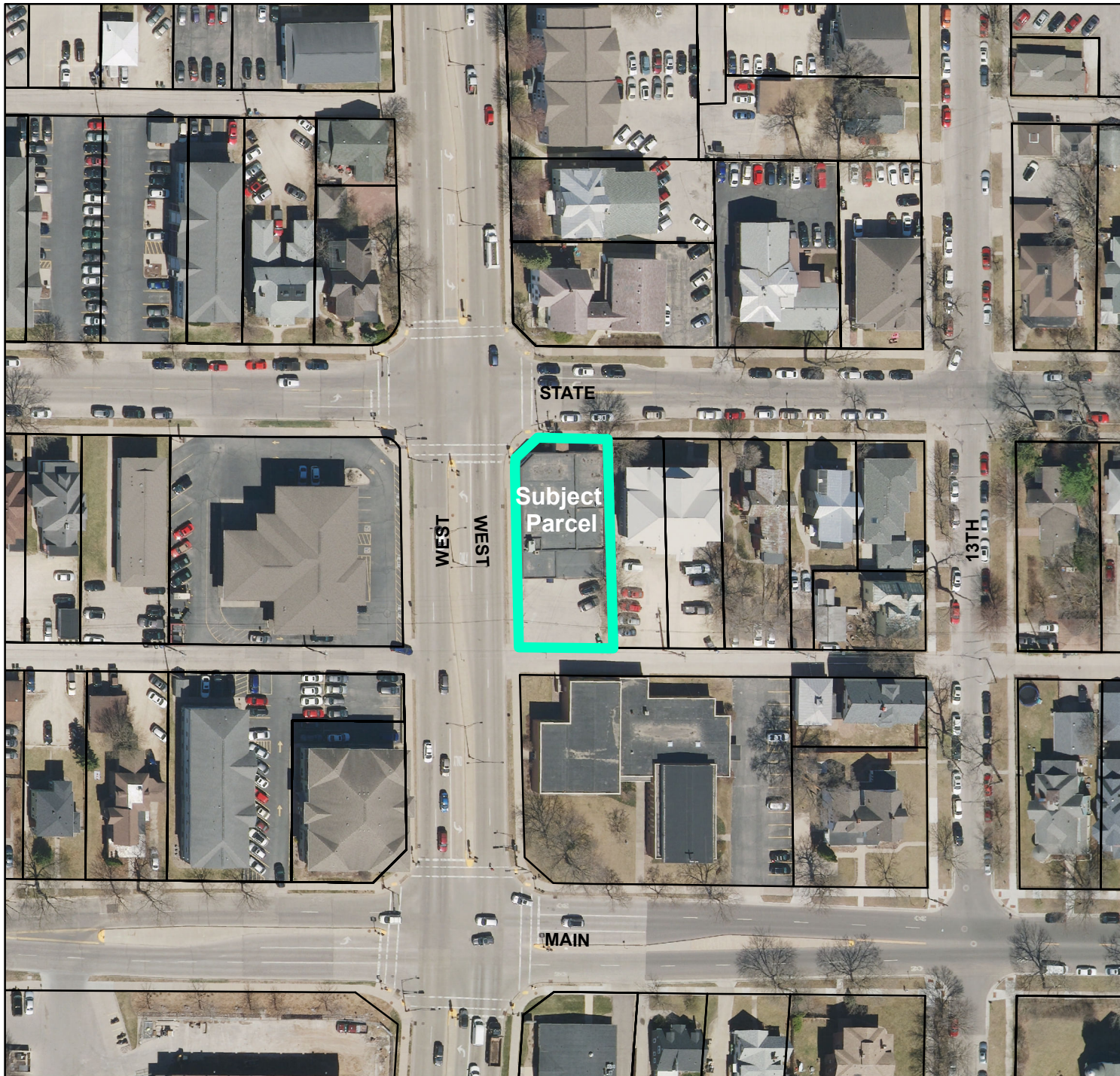
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**Staff Recommendation**

Staff is supportive of this rezoning which will create an additional housing unit in our community. However, in an effort to be consistent with our new Traditional Neighborhood Development ordinance **staff is recommending denial of this item** as it does not meet the development density standard.

**Routing J&A 9.2.25**





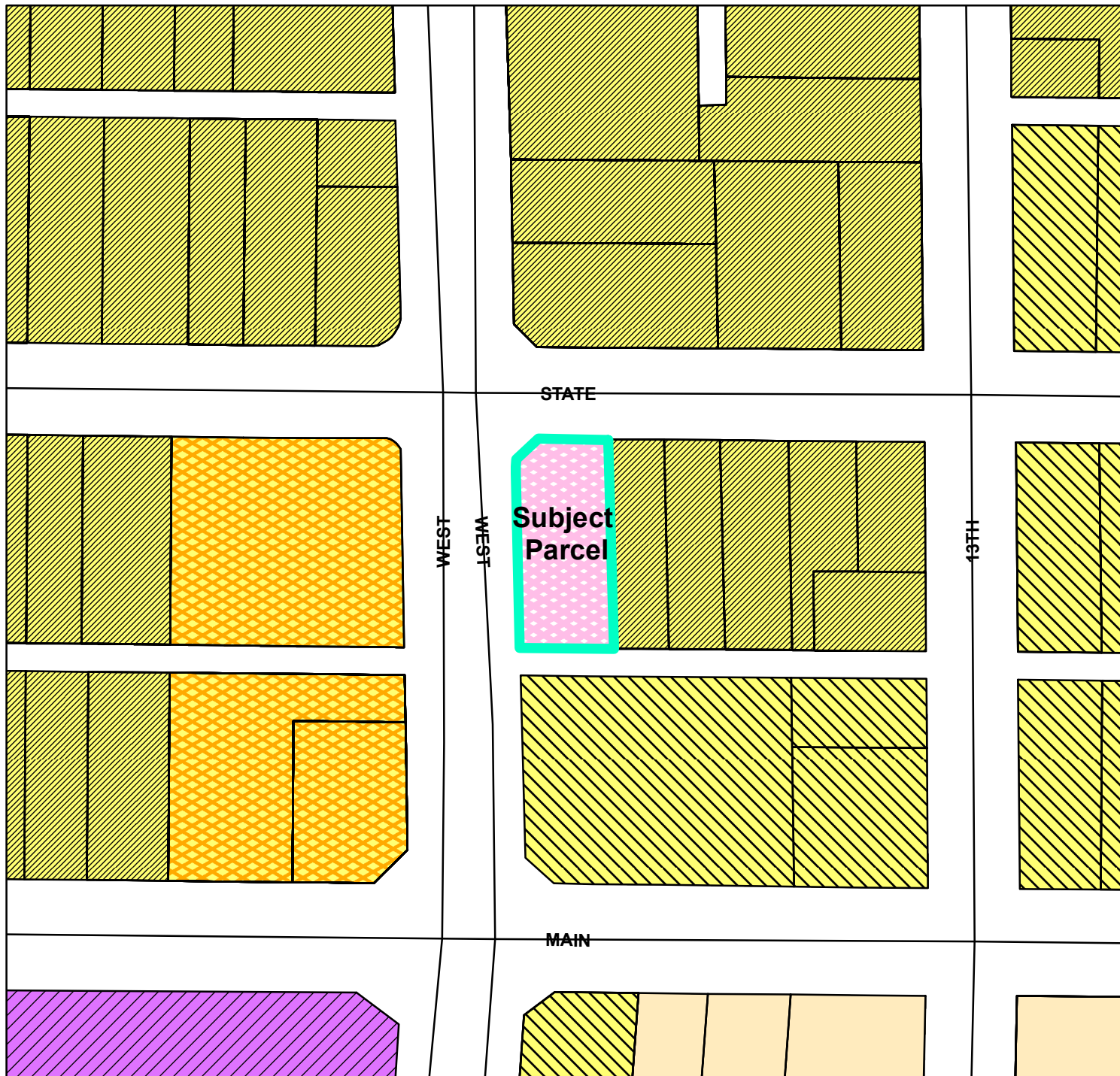
## BASIC ZONING DISTRICTS

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



0 50 100 200 Feet





# BASIC ZONING DISTRICTS

