

Agenda Item 22-1032 (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 Traditional Neighborhood District - Specific to the Traditional Neighborhood District - Specific allowing for a four-unit townhouse building with a four-car garage and four parking spaces at 618, 622, and 624 Jackson St., and 1002 7th St. S.

General Location

Former Plaid Pantry Site located on the southwest corner of 7th & Jackson Streets. Powell-Poage-Hamilton Neighborhood. Aldermanic District 9.

Background Information

The applicant had a rezoning approved to build 4 townhomes and a parking lot on this parcel. The intention of this rezoning is to change the parking to include a 4-car garage and 4 parking spaces. Any changes to Traditional Neighborhood Development (TND) must be approved through the rezoning process. This residential development is also subject to design standards. The potential increased value of improvements to the parcel may increase the tax impact of the development. The impermeable surface would likely stay the same so there would be a negligible change to stormwater runoff.

Recommendation of Other Boards and Commissions

Sept. 12, 2019 – The Common Council approved rezoning to TND-General

June 22, 2020 – The Community Development Committee approved a Developers Agreement for this property

Dec. 9, 2021 – The Common Council approved rezoning to TND-Specific

Consistency with Adopted Comprehensive Plan

The Future Land Use Map in the Comprehensive Plan depicts this parcel as Traditional Neighborhood Development which includes a variety of housing unit types and densities, along with small-scale retail and service businesses. Some buildings may have both businesses and housing units. Buildings are set close to the sidewalk with parking is located behind buildings. Streets are narrow and include sidewalks and boulevard trees. Parks and other public spaces are integrated with other land uses. This land use encompasses existing traditional neighborhoods and high-amenity or high-activity locations such as near downtown and major institutions. The density is expected to be greater than 4 housing units per net acre and will include a mix of single and multi-family housing. This proposal calculates out to over 19 units per acre which is consistent with the comprehensive plan.

Staff Recommendation

Approval—the addition of garages has the potential to increase the value of the property.

Routing J&A 8.30.2022



Legend ⌵ ✕

Search Results: Property Address

- Property Address

Transportation Labels

- Roads - Labels
 - Interstate
 - US Highways
 - US Highways - Hwy 14-61
 - US Highways - Hwy 53
 - US Highways - Hwy 61 Shield Only
 - State Highway
 - County Highways
 - Ramp
 - Local Roads - Arterial
 - Local Roads - Collector
 - Local Roads - Other
 - Private Roads

Tax Parcels

- Tax Parcels - Labels
- Tax Parcels

Parks and Recreation

- Parks and Recreation
 - Pools and Beaches
 - Boat Launch
 - Parks

1,639,465.591 658,700.309 Feet

30129-100 925

30129-110 926

30129-120 930

30130-20 921-2

30130-10 927

30129-140 605-07

30129-130 615-17

30130-130

30130-140 924-30

30131-10 621

30131-50 92

30131-60 929

30131-70 931-33

30131-80 713

JACKSON ST 33

30005-30 522

30005-20

30005-40 1008

30005-50 1010-16

30005-60 1018

30005-70 1024-26

30005-80 1028

6TH STS

30004-100 1003

30004-90 1005

30004-110 1007

30004-120 1013

30004-130 1019

30004-140 1023

30005-10 1027

618/22-24 1002

30004-20

30004-30 1008

30004-50 1012-14

30004-60 1018

30004-80 1022

30004-70 1028

7TH STS

30003-100 1005

30003-90 1007-11

30003-120 1013-15

30003-130 1017

30003-140 1021

30004-10 1025-29

714 30003-110

701

Legend

- Ramp
- Local Roads - Arterial
- Local Roads - Collector
- Local Roads - Other
- Private Roads

Tax Parcels

- Tax Parcels - Labels
- Tax Parcels

Zoning

Zoning Information

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RESIDENTIAL
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTIPLE
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD - PLANNED DEVELOPMENT
- TND - TRADITIONAL NEIGHBORHOOD DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC AND SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA

Parks and Recreation

- Parks and Recreation