

Agenda Item 23-0531 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial and Residence Districts to the Traditional Neighborhood Development District - General allowing for apartments, green space, and off-street parking at 620 and 626 Cass Street, 308, 316, 318, and 322 7th St. S.

General Location

District 9, Washburn Neighborhood, on the SW corner of 7th St and Cass St, as depicted in Map 23-0531. Adjacent uses include a tire business, gas station, vacant land, and multi-unit residences.

Background Information

The property owner received conditional use permits to demolish residences at 316 7th St (for parking) in Dec. 2016 and at 318 7th St (for green space) in Sep. 2021. These parcels will be part of the first phase's apartment building. The applicant intends to demolish a commercial building (dry cleaning) and two vacant residences for the second phase's apartment buildings. The applicant chose to rezone to TND because the site plan would not meet the requirements of the existing zoning district.

Staff reviewed preliminary design plans for the apartment buildings on Dec 12; staff will review final design plans before the applicant petitions for rezoning to TND-Specific. The applicant proposes several departures from standards of development for parking, parking setbacks, stormwater management, and number of buildings.

- Parking – the applicant is proposing one parking space per two bedrooms—half the required minimum; they cite the site's proximity to many amenities within walking distance, transit stops, and their provision of additional bike parking.
- Parking setbacks – the applicant proposes reducing the interior buffers from parking to consolidate recreational greenspace in a courtyard. They also include vegetative privacy fences to mitigate for reduced parking setbacks from adjacent properties.
- Stormwater – the applicant is proposing bioretention features on the street-facing sides of the buildings to consolidate greenspace in a courtyard.
- Number of buildings – the applicant is proposing shared parking, stormwater management, and recreation space that would be difficult to accomplish if the buildings were on their own parcel.

In the *Imagine 2040 Downtown Plan*, these parcels are part an area indicated as "South Downtown Neighborhood Infill." It goes into further detail, describing the "Good Year Redirection Area" saying it "could be redevelopment for a variety of uses, including mixed use, residential, or office."

Recommendation of Other Boards and Commissions

None

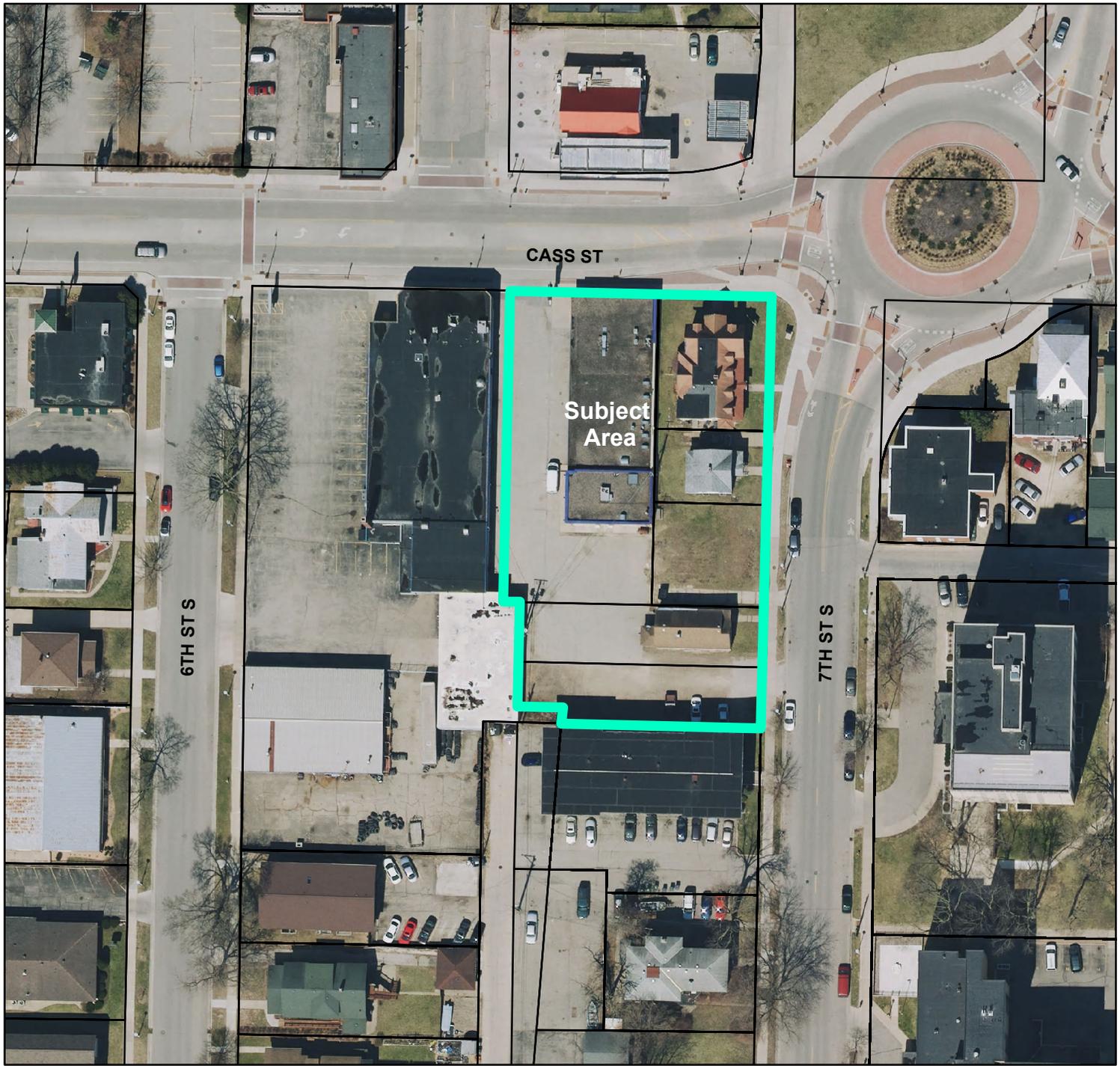
Consistency with Adopted Comprehensive Plan

The Future Land Use map show these parcels as Downtown (DT). While mixed-use buildings are preferred over single use buildings, the site plan is above the minimum density of 15 units/acre. It has the potential to improve land use compatibility and urban ecology.

Staff Recommendation

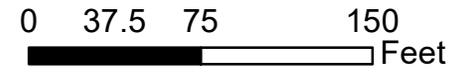
Approval – While not mixed-use, this rezoning is generally consistent with adopted plans. And while architecturally different, the buildings' sizes fit in with the adjacent buildings. The proposals for parking, parking setbacks, stormwater, and number of buildings are acceptable. There is limited on-street parking, but Walkscore.com calls this location a “walker’s paradise” and “very bikeable”, with a score of 92 and 83, respectively. Ideally, the vegetative fence would mitigate vehicle noise and for the adjacent multifamily residence.

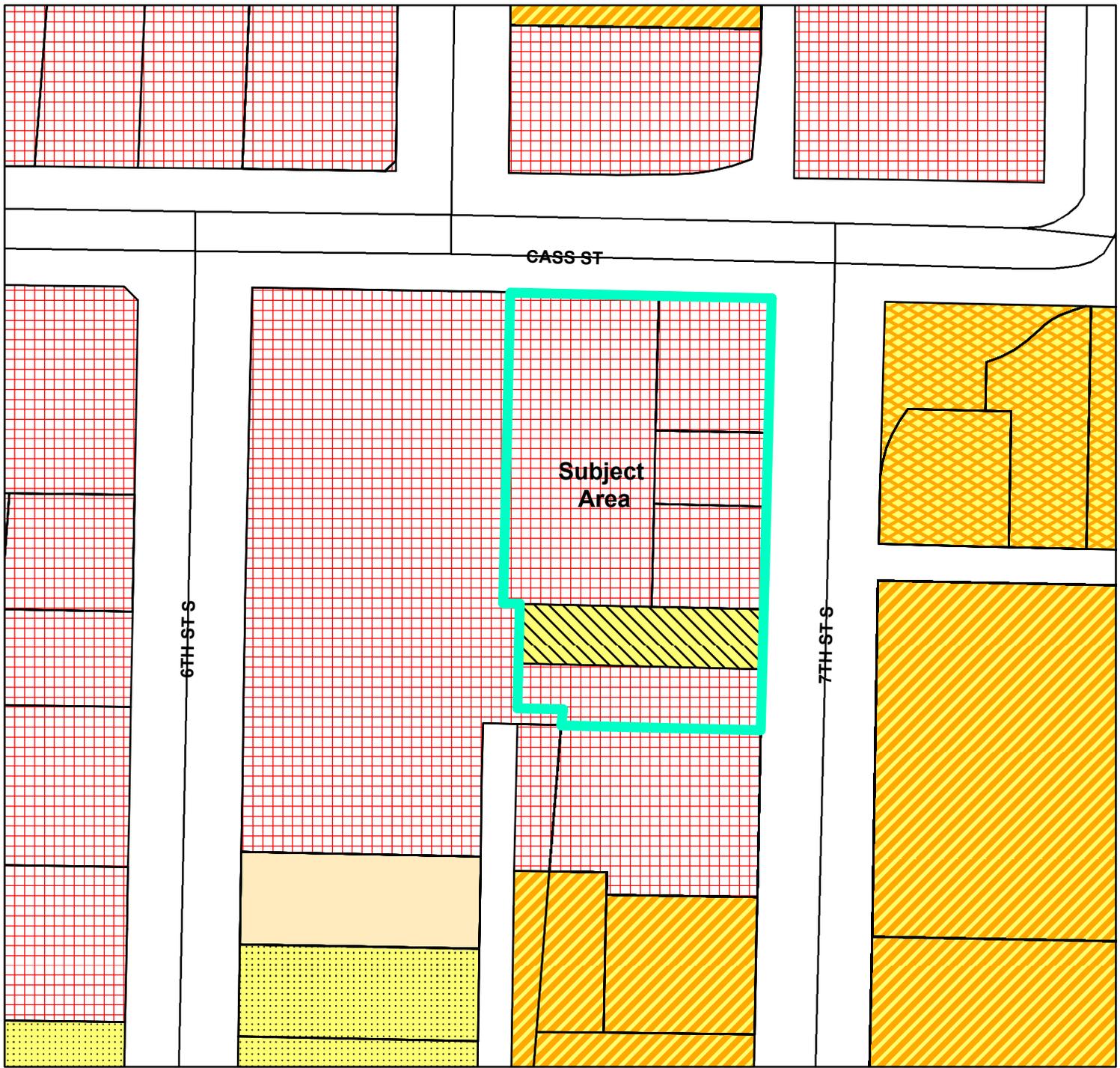
Routing J&A 5.30.2023



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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