Agenda Item 25-0309 (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 Multiple Dwelling District to the Traditional Neighborhood District - Specific, allowing for the construction of townhomes and a community garden at 918, 920, 922, 928, 934, & 940 Division Street.

General Location

Council District 8, Washburn Neighborhood Associations. Located on Division Street between 9th and 10th Street as depicted on attached Map PC25-0309. The property is surrounded by Washburn Residential, Public and Semi-public, and Multiple Dwelling zoning.

Background Information

The applicant is requesting to rezone six parcels on 10th and Division Street from Multiple Dwelling District to the Traditional Neighborhood District – Specific to construct a 12-unit apartment building and keep the existing community garden. This property was previously rezoned to R5 – Multiple Dwelling District as agenda item 24-1105 due to the previous pause on Traditional Neighborhood Development rezoning petitions. In order for there to be two uses on the property, including the 12-unit apartment and community gardens, and due to proposed building setbacks, they need to rezone to Traditional Neighborhood District.

The property was previously owned by Mayo Clinic Health System and was used as a community garden space in collaboration with the Washburn Neighborhood Association. The applicant has met with the Neighborhood Association and plans to keep approximately 12,500 square feet of community garden space as part of the development.

The applicant has submitted site plans, landscape plans, and building plans as attached which include a community garden space along with the 12-unit apartment building. The apartment building is proposed to consist of four 3-bedroom apartments, six 2-bedroom apartments, and two 1-bedroom apartments.

Recommendation of Other Boards and Commissions

The City's Design Review Committee reviewed preliminary plans for this development at their August 9, 2024 and February 21, 2024 meetings.

This project went to Final Review at the City's Design Review Committee on March 14, 2025.

Consistency with Adopted Comprehensive Plan

Medium-density residential is a desirable use in the Washburn Neighborhood in the Comprehensive Plan. Medium-density residential includes small multi-family buildings between two to four stories. A 12-unit apartment building at this location would be consistent with the Comprehensive Plan.

Staff Recommendation

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

- **a.** The proposed development is a compact development near the urban core of the city. It is approximately a half mile from the downtown district and two blocks from Mayo Clinic and Viterbo University.
- **b.** This development by design is developed for human scale, interest, and variety through emphasis of building entries, variation of materials, and variation in building form. The row house/townhome design fits in with the existing character of the neighborhood.
- **c.** This development works to provide a mix of uses by increasing housing in an area in the city with accessibility to major employment and other neighborhood amenities. They worked with the neighborhood to include an existing community garden space into their development to provide opportunities for urban gardening and fresh produce.
- **d.** The proposed development includes 1-, 2-, and 3-bedroom apartments.
- **e.** There are many transportation connections near the proposed development. This development will be two blocks from bus stations for both Route 1 and Route 2 and three blocks from Circulator 1 and Circulator 2. It is also three blocks from the King Street Greenway.
- **f.** There are no existing buildings on this lot. However, the proposed development incorporates existing community gardens maintained by the neighborhood.
- **g.** Inclusion of community garden space and architectural plans have incorporated adequate stormwater management and environmental features.
- **h.** Medium-density residential is a desirable use in the Washburn Neighborhood in the Comprehensive Plan.

Applicable Design Standards 115-403(d)

1. The proposed project as in infill development meets requirements for a mix of residential uses given the proposed development is adding townhouse apartments in an area with existing: residential uses (single family homes, multi-family developments, dormitories), civic uses (university, hospital, school), and adding open space (community gardens).
2. The number of residential dwelling units meets the development density for a traditional neighborhood development zoning. The number of multi-family units shall be 15-40 units per net acre excluding open spaces and there are approximately 20.33 units per acre for this development.
3. Stormwater Narrative is attached and was reviewed at the final Commercial and Multi-family Design Review Meeting.
4. The development maintains the grid and adjusts setbacks to maintain community gardens.
5. Parking lot design meets Multifamily Design Standards.
6. Architectural standards were reviewed during the Commercial and Multifamily Design Review Committee Meeting and are met.
7. Landscaping Standards were reviewed during the Commercial and Multifamily Design Review Committee Meeting and are met.

Approval – Staff agrees this development meets the principles and applicable design standards of Traditional Neighborhood Development and recommends approval.

Routing J&A 4.2.25

BASIC ZONING DISTRICTS

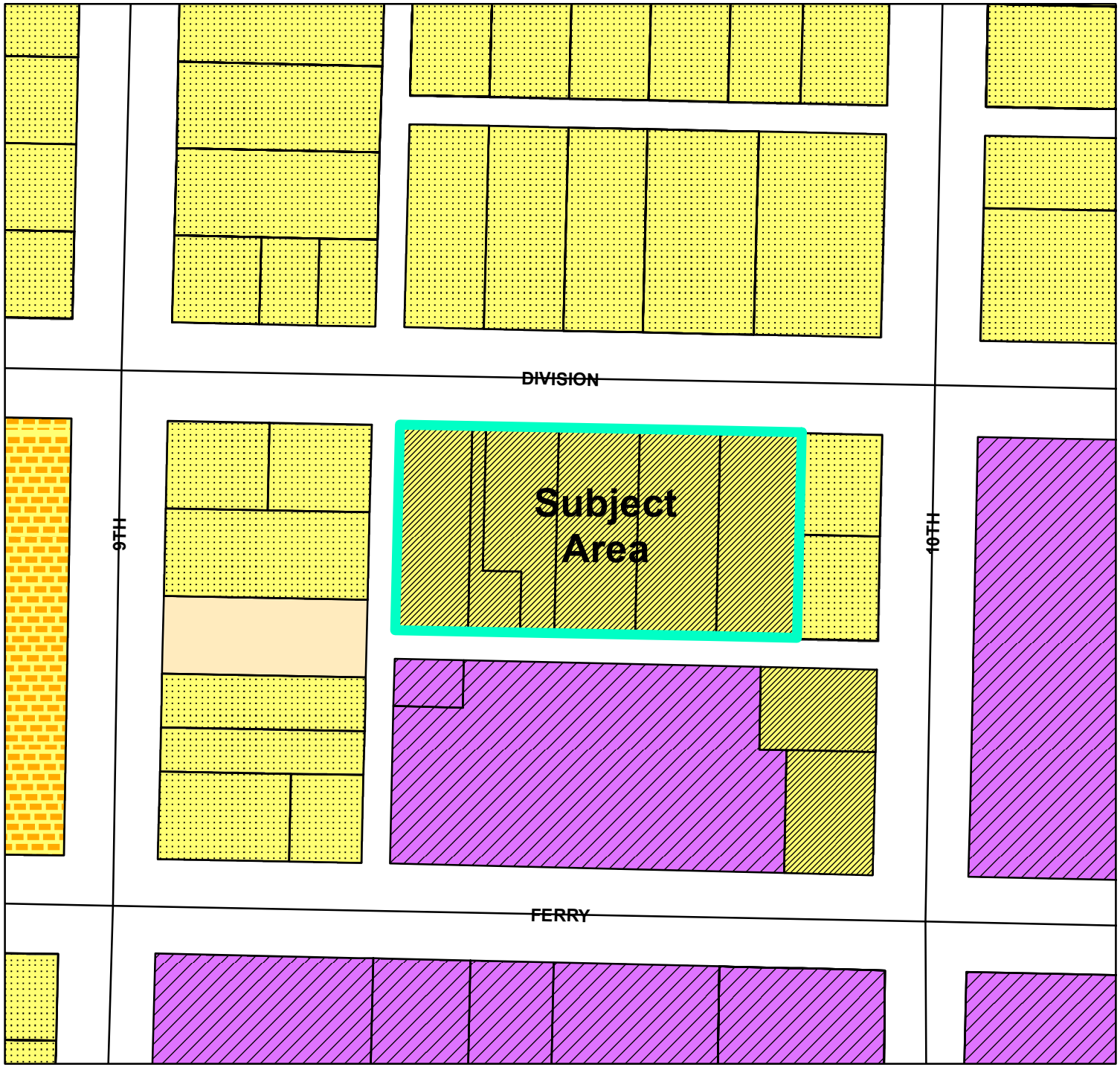
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

N W E S

0 45 90 180 Feet

City of La Crosse Planning Department - 2025

PC 25-0309



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