

**Agenda Item 24-1105 (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 Washburn Residential & Public/Semi-Public District to the Multiple Dwelling District, allowing for the construction of multi-family residential townhomes at 918, 920, 922, 928, 934, and 940 Division Street.

**General Location**

Council District 8, Washburn Neighborhood Association. Located on Division Street between 9<sup>th</sup> and 10<sup>th</sup> Street as depicted on attached Map PC24-1105. 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 10<sup>th</sup> and Division Street from Washburn Residential and Public/Semi-Public to Multiple Dwelling District to construct a 12-unit apartment building.

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 to rezone the parcels to Multiple Dwelling District because of the current pause on accepting Traditional Neighborhood Development rezoning petitions in an effort to provide a more specific Traditional Neighborhood Development ordinance. In order for the applicant to stay on their desired construction schedule, staff recommended the applicant submit to rezone their parcels to R-5 Multiple Dwelling District. The applicant has expressed intent to submit a petition for Traditional Neighborhood Development zoning when a new ordinance is in place and include the community garden space. The applicant has also submitted preliminary design plans, which include a community garden space along with the 12-unit apartment building.

The apartment building will consist of four 3-bedroom apartments, six 2-bedroom apartments, and two 1-bedroom apartments. The current preliminary design will require a variance for the rear-yard setback and parking requirements.

**Recommendation of Other Boards and Commissions.**

This preliminary plans for this project were reviewed by the Commercial/Multi-Family Design Review Committee on August 9, 2024.

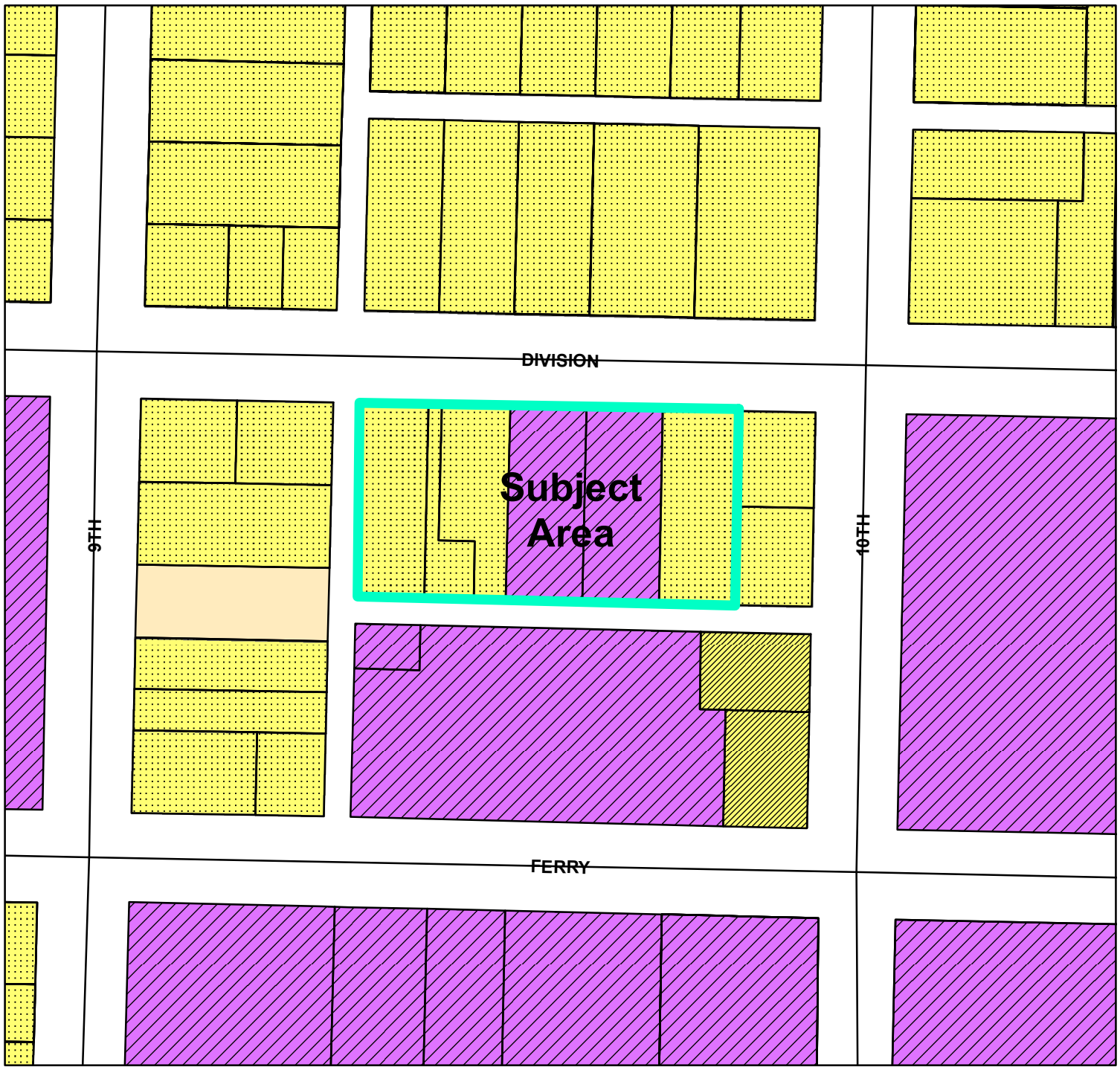
**Consistency with Adopted Comprehensive Plan**

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**

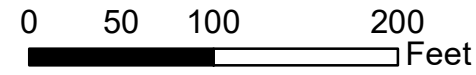
**Approval** – Staff recommends approval.

**Routing** J&A 9.3.2024



# 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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