

Agenda Item 25-0014 (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 Local Business and Commercial Districts to the Residence District, allowing for six two-unit structures for condos at 1822 State Road 16 and adjacent parcels at State Road 16.

General Location

Aldermanic District 2, just north of the intersection of Gillette Street and State Hwy 16 as depicted on attached Map 25-0014. Parcels are not located within an established neighborhood association. Surrounding land uses are commercial/office to the north, marsh land to the west across State Hwy 16, commercial/office/apartment buildings to the south, and smaller scale residential to the east on Sunset Lane.

Background Information

The applicant is proposing to rezone the subject parcels to R2-Residence in order to develop them into five (5) twindominiums and a single dwelling unit. (11 total units) See attached updated site plan dated 1.24.2025)

The developer stated that the design of the dwelling units will be inspired by tiny home architecture. The development will have to go through the City's design review and condominium platting process.

R2-Residence zoning was requested as that is the only residential zoning districts that permits zero lot line twindominiums.

Recommendation of Other Boards and Commissions

The applicant had submitted a petition to rezone the properties to Traditional Neighborhood Development for a mixed-use development for the August 2024 Council cycle. It was referred for 90 days at the applicant's request. It was then referred by the Council at their November 2024 meeting for 6 months at the applicant's request.

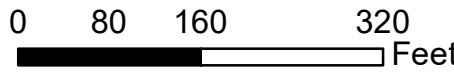
Consistency with Adopted Comprehensive Plan

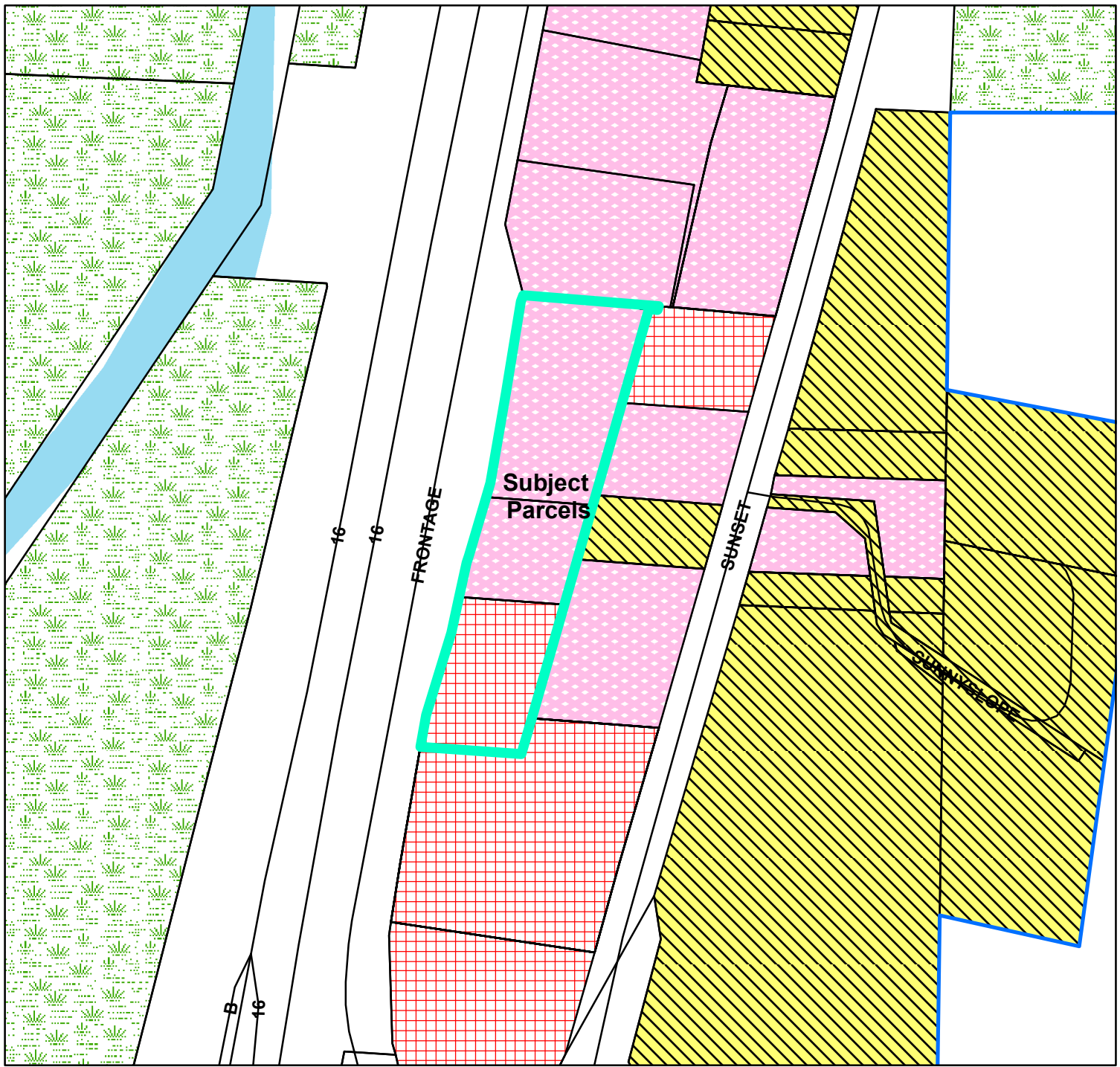
These parcels are within the Northwoods Neighborhood District in the comprehensive plan. Low-Density residential is a desired land use in this district.

Staff Recommendation

This development would still have to complete the design review process. While staff would be supportive of higher density on these parcels, the shape of the parcel, limited permitted access points, and the existing billboard does limit their ability to do so. This item is recommended for approval.

Routing J&A 2.4.2025





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

