

Agenda Item 24-1200 (Tim Acklin)

AN ORDINANCE to repeal and recreate Section 115-403 of the Code of Ordinances of the City of La Crosse relating to Traditional Neighborhood Development zoning.

General Location

City-Wide

Background Information

At their August 2024 meeting, the Common Council, per the recommendation of the City Attorney, directed staff to draft a more specific Traditional Neighborhood Development (TND) zoning ordinance. It was determined that the current ordinance was insufficient as it did not include a specific submittal process for rezoning petitions or specific design standards and/or criteria to review them by.

The current ordinance was adopted in December 2001 and included language referencing the State Statute defining TND and a document identified as "A Model Ordinance For Tradition Neighborhood Development" (sic). This document was prepared by UW-Extension for the State and was to be used by City staff as a non-exclusive guidebook when reviewing TND rezoning petitions. Since adoption, the Common Council has approved approximately 42 projects utilizing this zoning designation.

This proposed ordinance is intended to serve as temporary replacement to our current ordinance with a much more comprehensive review and rewrite expected to occur during the larger Chapter 115 update/rewrite project that will begin in January 2025.

Recommendation of Other Boards and Commissions.

N/A

Consistency with Adopted Comprehensive Plan

While amending TND zoning is not specifically addressed in the Comprehensive Plan, a "comprehensive review and update to the City's zoning code to evaluate barriers to development" is the number one action in the Housing Element. TND is a zoning district that was typically utilized by developers because their developments would not have been permitted in any of the City's basic zoning districts and was less than two acres in size. TND had allowed for those developers to request flexibility of use and other restrictions from the Common Council. The larger review and update to the zoning code will evaluate why past applications requested this zoning district and determine whether those items should be permitted, thereby potentially reducing the need for this zoning district in the future.

Staff Recommendation

Planning staff worked with the City Attorney's office on drafting this ordinance to largely reflect how TND zoning had been used and reviewed over the past 20 years. TND zoning has been used in the same manner as Planned Development District (PDD) zoning. The major difference between the two had been size of development. PDD is for developments that are 2 acres or more in size. TND had

always been used for developments less than 2 acres. The process for preparing petitions, submittal, and reviewing both a “General” (Use) & “Specific” (final plans) petition is essentially the same. This same process has been incorporated into the proposed ordinance.

One difference that PDD zoning is that specific design standards have been included that relate to the general principles of TND zoning such as uses, density, and architecture. Many other requirements for site and building design have been required to meet the multi-family or commercial design standards as they do now. The Common Council will still have final approval of all proposed developments under TND zoning.

The proposed ordinance is intended to offer specific guidance when reviewing TND zoning petitions until a more comprehensive review takes place during the zoning code update project. **This item is recommended for approval.**

Routing J&A 10.1.2024