

Agenda Item 25-0533 (Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood Development District - General to the Traditional Neighborhood Development District - Specific, allowing for the construction of a mixed-use development with main floor being parking and commercial and upper floors being residential apartments at 922 & 928 State St., 915 & 927 Main St., and 115 & 119 10th St. N.

General Location

Parcels on the 900 block of Main and State Streets, Council District 6, Downtown Neighborhood Association

Background Information

The proposed mixed-use development, the Haven on Main, would include parking and commercial on the first floor and residential apartments above on a 1.32-acre site. It would include 34 one-bedroom, 30 two-bedroom and 6 three-bedroom units for a total of 70 units and 94 bedrooms. There would be 68 parking stalls on site. Couleecap would relocate their office to the first floor of this building. Given the accessibility to public transit and bicycle and pedestrian facilities, the developer plans for being able to park approximately 50 bikes both inside and outside with provisions for tricycle style bikes as well. The development will offer inclusive, community-integrated housing options for adults with disabilities and the other half of the building tenants will be a general population of working adults, seniors, and other members of the community. The surrounding area includes a church, public library, single family and multi-family residential. Traditional Neighborhood Development remains the appropriate zoning for this development.

Since the TND-General approval occurred, there have been two legislation changes that impact this development. The first is the removal of the parking requirement. The second is the revision of the TND zoning which added density specifics to the ordinance. In this case, the density that was presented with TND-General is now not allowable under TND-Specific. Considering the current site plan and number of units proposed, 62 units would be allowed and they are requesting 70. It was determined that they would need to comply with the density requirements or request a variance to the Board of Zoning Appeals, which has been submitted.

In the Commercial Design Standards Handbook, section N(6) Colors and designs (a) states: Since the selection of building colors has a significant aesthetic and visual impact upon the public and neighboring properties, as well as an impact on the energy use and comfort of customers and tenants, designs and color shall be selected in general harmony with the overall existing neighborhood. The developers have stated they intentionally used the color scheme to honor similar buildings in downtown communities and used a color palette of existing buildings in this neighborhood. After additional review, staff do not feel a variance is needed as staff have determined that the color scheme does fit into the neighborhood considering similarly colored structures already exist.

They are also asking for an exception to the design review standards in C2. No surface off-street parking closer to street than building on the corner of State & 10th Streets with 11 parking spots on this development corner. The developer has ensured this part of the development will be properly

landscaped to help screen the parking from the street as is demonstrated in the landscaping plan. The property does meet this request on the other 2 streets.

Recommendation of Other Boards and Commissions.

The Common Council approved 23-1471, rezoning these parcels to Traditional Neighborhood Development – General on January 11, 2024. The Board of Zoning Appeals also reviewed a variance for the density requirement at their May 19, 2025, meeting, ultimately referring the request until after review of this legislative item by the Common Council.

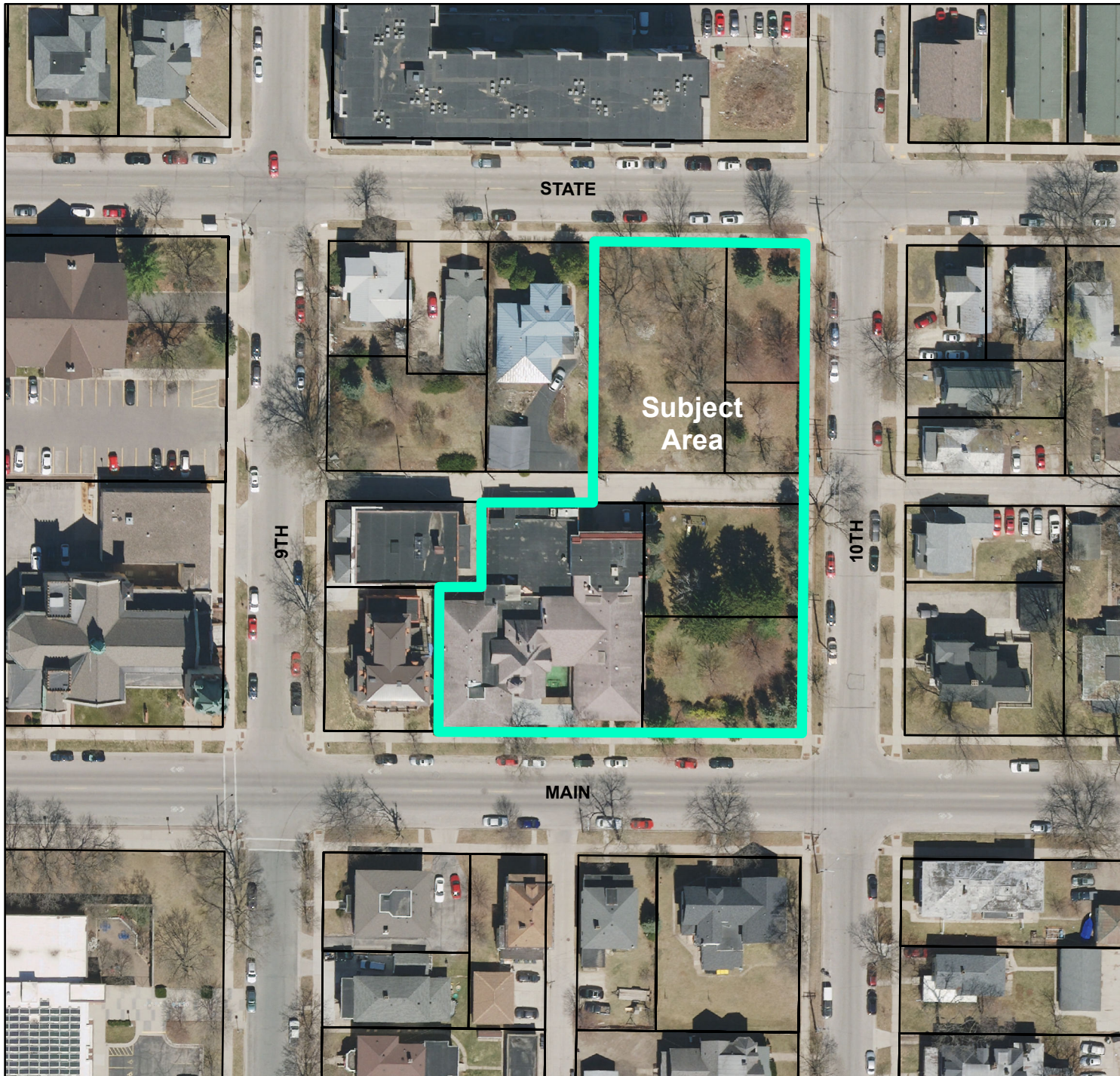
Consistency with Adopted Comprehensive Plan

This site is included in N-3, the Downtown Neighborhood and would be considered High-Intensity Mixed-Use. The definition of High-Intensity Mixed-Use specifically states it can be located within the core of Downtown La Crosse, as well as outside of the Downtown core in areas still appropriate for higher intensity mix of uses. This development is acceptable in this neighborhood.

Staff Recommendation

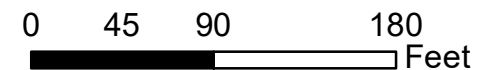
Approval with the request of parking on the corner of State and 10th.

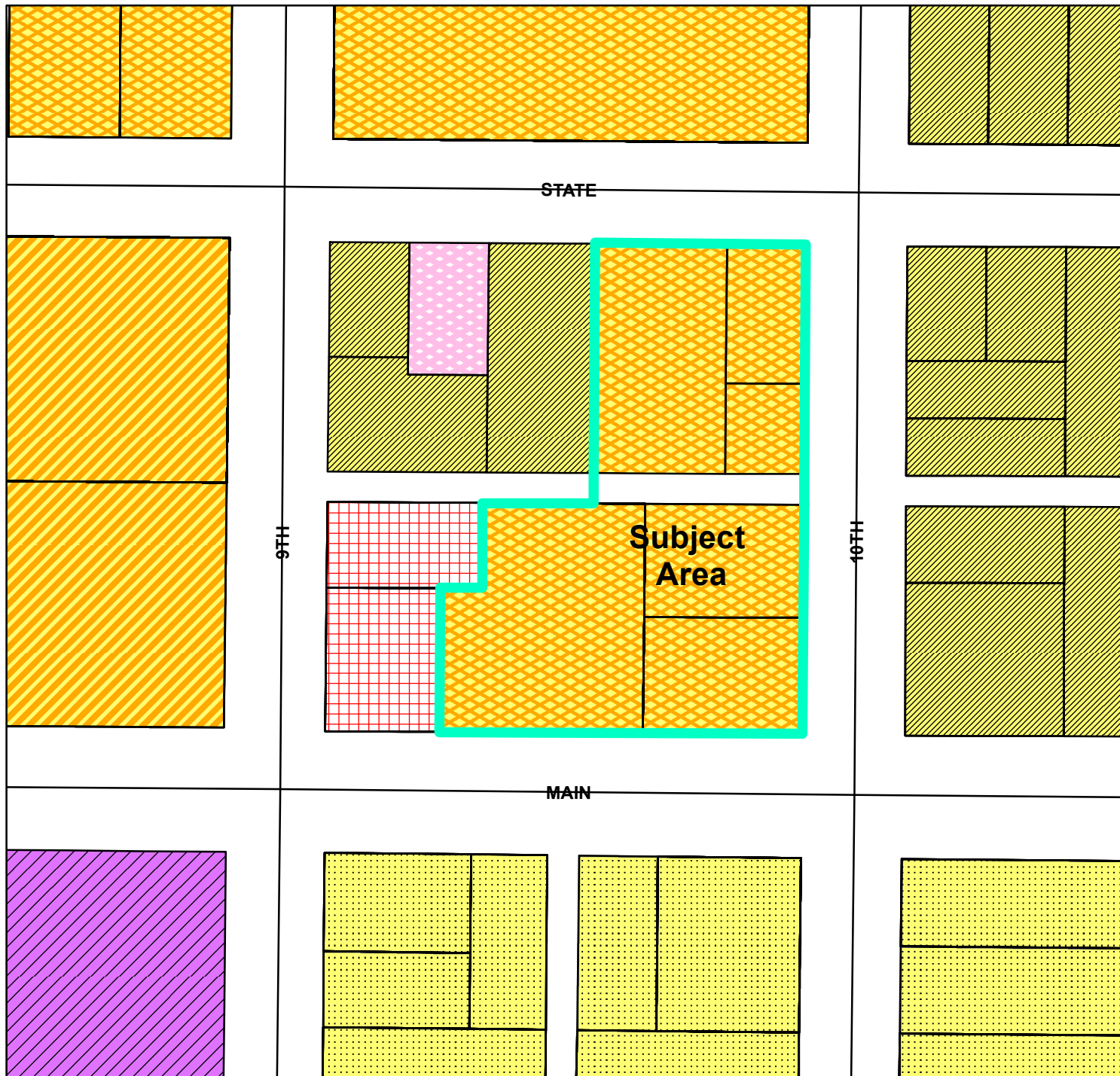
Routing J&A 6.3.25



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
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	City Limits
	SUBJECT PROPERTY





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