

Agenda Item 25-0291 (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 Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific, allowing for construction of a bakery, deli, and coffee shop with a second-story apartment at 1513 Market Street.

General Location

Aldermanic District 8, mid-block on the northside of Market Street between 15th & 16th Streets as depicted on attached Map 25-0291. Parcel is located within the Weigent Hogan Neighborhood Association. Surrounding land uses are residential, primarily single-family homes and duplexes. There are also several neighborhood commercial buildings within a block of the subject property. A large park and two schools are within a couple of blocks.

Background Information

The applicant is requesting to rezone the subject parcel to Traditional Neighborhood Development to construct a two-story mixed-use building. The mixed-use building would consist of a commercial space on the ground floor and a residential apartment on the second floor. They currently own and operate the commercial business (artPOP) across the street and want to expand neighborhood type commercial businesses in the area. They also state that they already have a commercial tenant, consisting of a bakery/deli, interested in this location. The applicant has also stated that they intend to downsize from their current house and occupy the upper floor apartment.

The applicant states that they had attended a Weigent Hogan NA meeting in 2024 to present their idea and had not heard any concerns.

Recommendation of Other Boards and Commissions

The Common Council approved Traditional Neighborhood Development-General zoning at their July 2024 meeting.

The Common Council approved a Conditional Use Permit to demolish the existing house on this property at their December 2024 meeting.

The Design Review Committee reviewed final plans for this development on March 14, 2025.

Consistency with Adopted Comprehensive Plan

Neighborhood Retail/Commercial is a desirable land use in the Weigent Hogan Neighborhood. The Comprehensive Plan specially states that "more mixed use and opportunities for small commercial and shops are desired" in this neighborhood.

Staff Recommendation

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

Due to the smaller lot size (less than 2 acres) of TND zoning, the ordinance allows for infill/redevelopment projects to consider the surrounding uses, design elements, and neighborhood when determining whether it meets the intent of the ordinance.

The subject property is located in the Weigent-Hogan Neighborhood which is centrally located in La Crosse. It is surrounded by mostly low-density residential buildings and is in close proximity (four blocks or less) from a hospital, a park, churches, schools, and some neighborhood commercial buildings.

The Weigent-Hogan Neighborhood maintains a high integrity of its traditional grid system of streets, alleys, and sidewalks making in inherently designed for human scale. Bus Route #2 runs along 16th Street S and 17th Street S is a designated greenway for bicyclists.

The proposed development will not retain the existing single-family home. The applicant states that they purchased it in a state of disrepair and neglect and has since had it demolished.

The Land Use Element in the 2040 Comprehensive Plan for the Weigent-Hogan Neighborhood depicts Neighborhood Retail/Commercial as a desirable use.

- **Applicable Design Standards 115-403(d)**

The proposed use of the property as mixed-use with the commercial use as a bakery/coffeshop is a listed use in the adopted TND ordinance. Its location and size would indicate that it would primarily serve the surrounding community which is a key component of TND development.

The development density requirement for single-family units shall be 4-15 dwelling units per acre. The density for this development is 6.6 units per acre.

The proposed development will have to meet the City's design standards as well as any additional standards under this section. Final plans have been reviewed by the Design Review Committee and feedback was provided. Minor revisions and approvals for lighting are still needed prior to any permits being issued.

Architectural Standards:

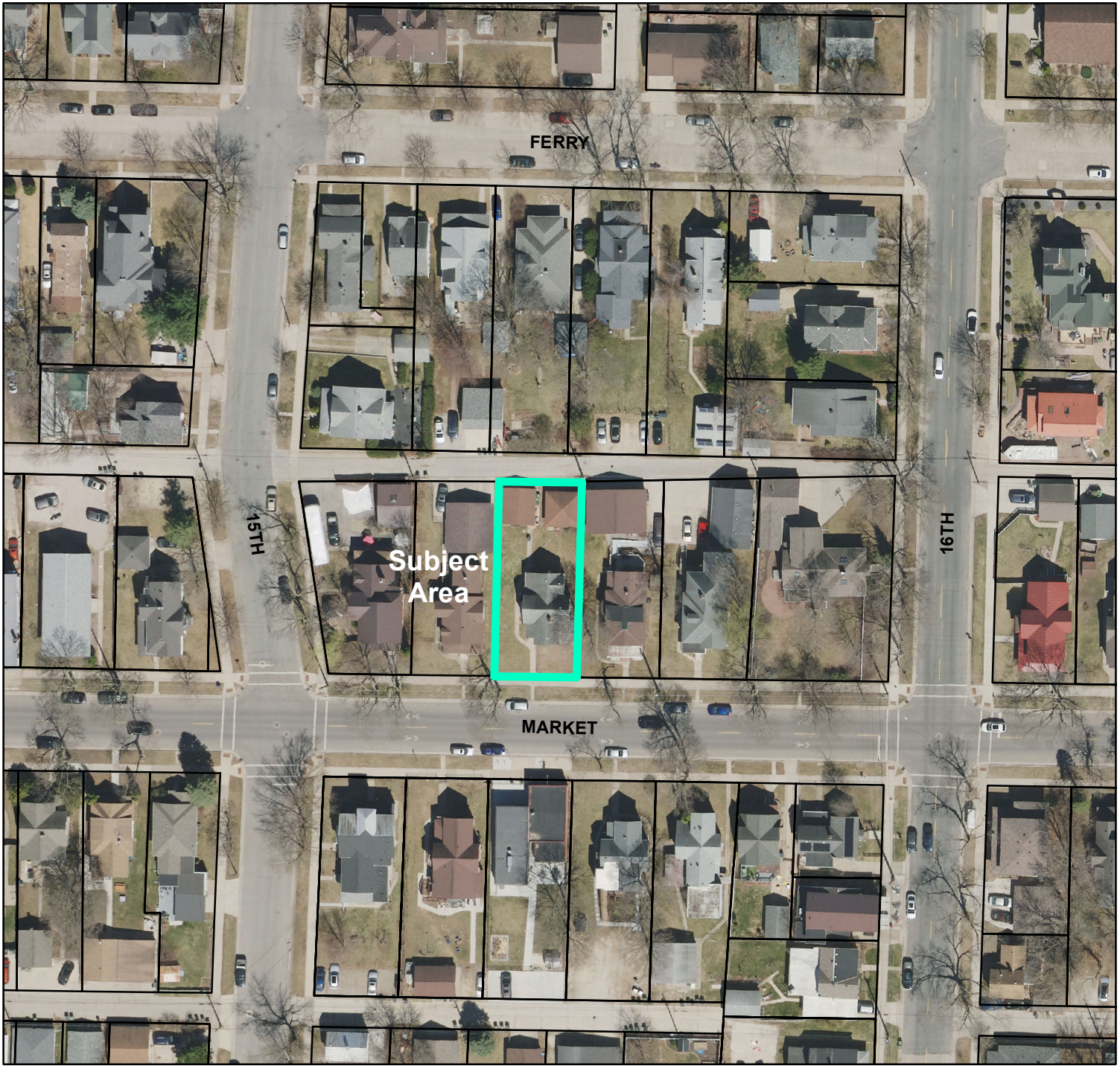
- Height- Proposed structure and use can be no higher than 5 stores or within one story of adjacent properties, whichever is greater.
 - The proposed development is two stories. Surrounding properties are a mix of 1 ½ to 2 stores in height.
- Entries and Facades- Front façade should face the public street, not be oriented toward a parking lot, incorporate entrance defining features, architectural features continue on all sides visible from the public street, and 50% shall be transparent, such as windows.
 - The façade of the proposed development faces the public street, continues the brick façade around each side, defines the entrance with an awning and transom windows, and more than 50% of the first floor is windows and doors.

The applicant designed their building to resemble other historic, neighborhood commercial buildings and included specific architectural features to accomplish this. This includes the form and flat roof of the building, the pediment, cornice and dentil along the top of the roof, use of brick, and use of columns.

There are no off-street parking requirements. The property is still required to meet ADA requirements for off-street parking if applicable.

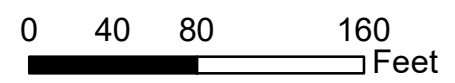
Emphasis was placed by staff to the applicant on design and neighborhood context which was expressed by the community during the comprehensive planning process. Additionally, appropriate location of neighborhood retail/commercial was also expressed. Staff felt that this location would be appropriate due to several existing commercial properties around the 16th and Market intersection. While a single-family home is being demolished, an apartment is being constructed which does not result in a net loss of residential units within the city. Staff feels that this development meets the standards and intent of the TND ordinance. **This item is recommended for approval with the condition that it completes the design review process.**

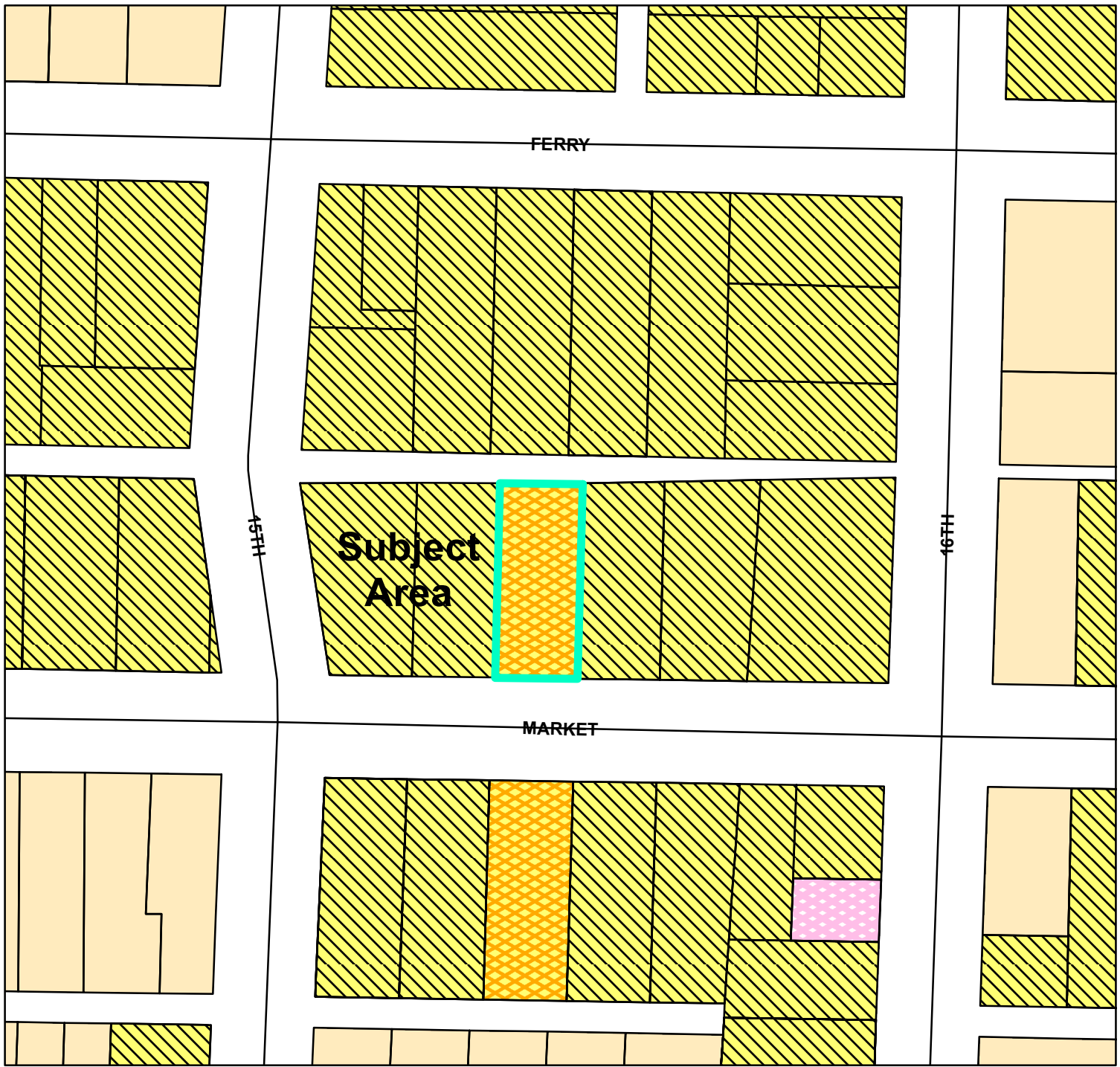
Routing J&A 4.2.25



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
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