

Agenda Item 25-0177: (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 District to the Traditional Neighborhood Development District - Specific allowing for the construction of a commercial and residential mixed-use building at 413, 417, 423, 425 and 431 West Ave. N. and 1204 Badger St.

General Location

Aldermanic District 6, bounded by 12th St N, Badger St, and West Ave. It is located south of Tequila's Restaurant, north of Senior Villa Restaurant and west of a Housing Authority high rise as depicted on attached Map 25-0177. The parcel is located within the Downtown Neighborhood Association. Surrounding land uses are residential and commercial to the north, residential and public and semi-public (University of Wisconsin - La Crosse) to the east, residential to the west, and residential and commercial to the south.

Background Information

This item is also related to Item #25-0361. The applicant is requesting the property to be rezoned under Traditional Neighborhood Development zoning in order to develop the subject parcels into a three-story mixed-use apartment building containing approximately 48 units and 42-50 bedrooms. The units will be a mix of studios and 1-bedrooms. The proposed development will also include a 1,000 ft commercial tenant space that will be located on the north end of the building along Badger Street. The proposed development includes a vacation of the eastern half of 12th Street N to provide additional land for a parking lot containing twenty-six (26) off-street parking spaces.

The applicant is requesting waivers/exceptions for the setback of parking from property lines and parking lot landscaping requirements.

Recommendation of Other Boards and Commissions.

For this development the City's Design Review Committee reviewed preliminary plans at their February 21, 2025, meeting and final plans at their March 14, 2025, meeting.

The Common Council referred this item at their March 2025 meeting in order to receive final plans for the development and to coincide with the proposed request for ROW vacation.

Consistency with Adopted Comprehensive Plan

The proposed development would be considered "Medium-Density Residential" due to the proposed height and number of units and "Low-Intensity Mixed-Use" since it includes a commercial space. Either way both designations are desirable uses in the Downtown 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 properties are located in the Downtown Neighborhood which is centrally located in La Crosse. It is surrounded by a mix of low and higher density buildings and a variety of uses that are within walking distance. This neighborhood includes a large mix of residential types providing housing of all types within close proximity to commercial, civic spaces and parks.

Being one of the older neighborhoods in the city, it is inherently designed for human scale. The surrounding area of the subject properties maintains much of the traditional street grid interconnected with sidewalks, public transit, pedestrian lighting, and bicycle infrastructure. The proposed development is located on Badger Street which serves as a major pedestrian route crossing West Ave between the campus and downtown. There is also a bus stop located near the intersection of West Ave and Pine Street immediately south of the proposed development.

The proposed development will not retain any of the existing single-family homes. The applicant is attempting to determine if there is any interest in moving any the houses to vacant lots within the city.

The Land Use Element in the 2040 Comprehensive Plan for the Downtown Neighborhood depicts Low-Intensity Mixed-Use and Medium-Density Residential as desirable uses.

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

The proposed use of the property as multi-family is a listed use in the adopted TND ordinance. While no specific commercial type has been identified for the commercial space, its location and size would indicate that it would primarily serve the surrounding community which is a key component of TND development.

The required development density for multi-family developments is 15-40 dwelling units per acre. Stormwater facilities is excluded from this calculation. The density for this development is approximately 80 dwelling units per acre. It is approximately 75 if you were to include the stormwater facility.

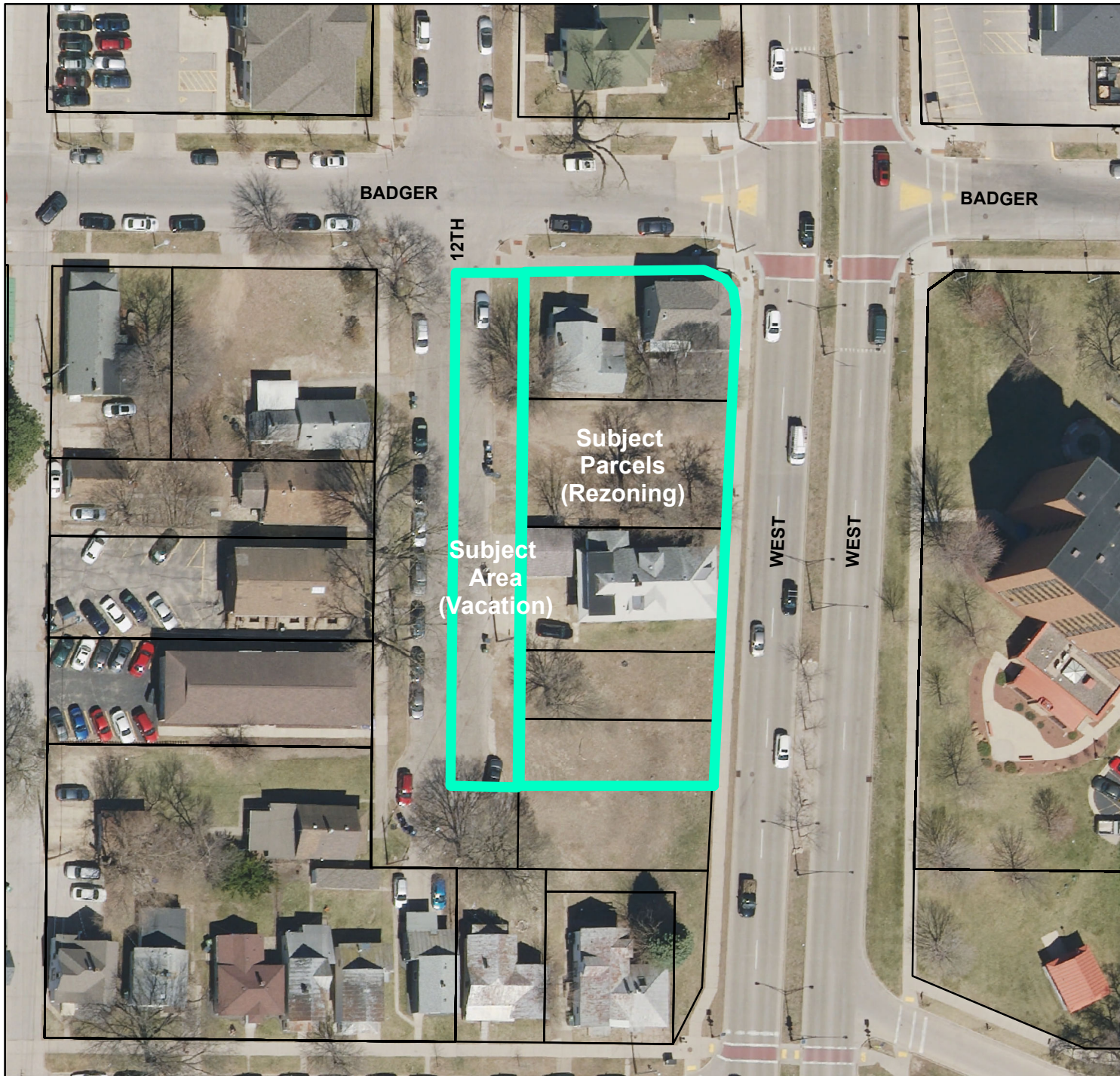
The proposed development has gone through the City's design review process. The development does not meet the 5ft landscape buffer of parking from a property line. The applicant is requesting an exception to this requirement.

For new structures the proposed development meets all applicable design standards in the TND ordinance.

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

Overall staff is supportive of these parcels being developed for multi-family and utilizing TND zoning. Redevelopment of these parcels will enhance this heavily trafficked area. However, to be consistent with our new TND ordinance staff is **recommending denial** of this item as it exceeds the development density standard of 15-40 units per acre. Should the rezoning be approved by the Council the applicant will have to apply for a variance of the density requirement from the Board of Zoning Appeals.

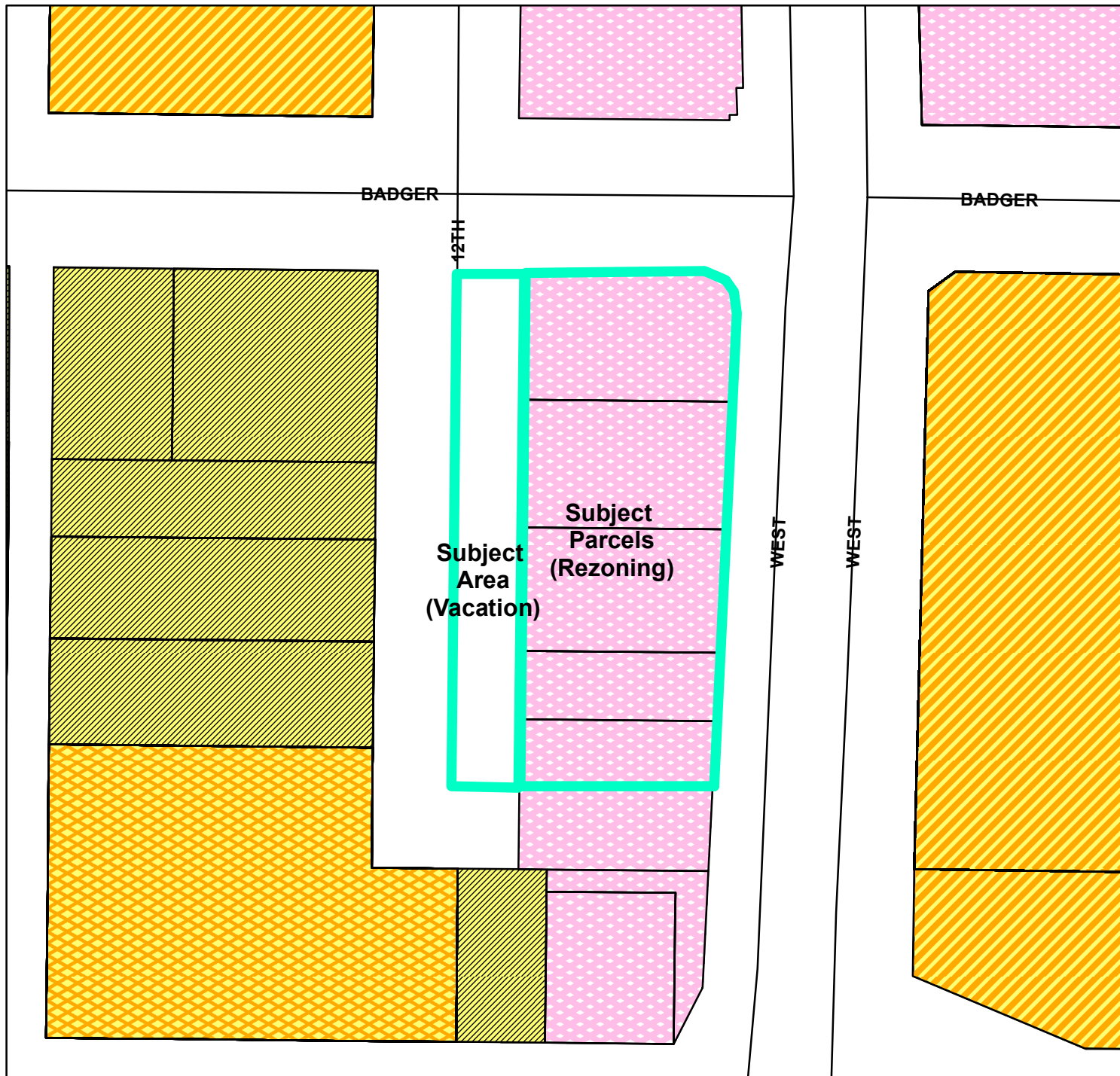
Routing J&A 4.29.25



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
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY

0 30 60 120 Feet



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