

**Agenda Item 24-0977 (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 Traditional Neighborhood District - General, allowing for the combination of parcels and construction of commercial and residential mixed-use buildings 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 24-0977. 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 a commercial business condominium development that can include upper floor living units. The intent is to be able to provide small-scale business space with an attached living unit for the owner, employee(s), or to serve as market rate rental. The current proposal is to construct 6 separate buildings, but the applicant has been exploring whether to combine some together or develop one large building. The anticipated timeline is that infrastructure would be installed this year with unit construction beginning in 2025 and project completion in 2026.

TND zoning is being requested due to existing site conditions that would make it difficult to meet typical setback requirements and the applicant's desire to have multiple buildings on one lot.

**Recommendation of Other Boards and Commissions**

The Design Review Committee reviewed preliminary plans at their July 12, 2024, meeting.

**Consistency with Adopted Comprehensive Plan**

These parcels are within the Northwoods Neighborhood District in the comprehensive plan. Low-Intensity Mixed-Use is an "Allowable" land use in this district. Both Commercial and Neighborhood Retail/Commercial are "Desirable" land uses in this district.

**Staff Recommendation**

The proposed use is consistent with the comprehensive plan and the surrounding land uses along Hwy 16. This development still has to complete the design review process and come back for final rezoning to TND-Specific. While staff is supportive of the proposed development, assuring that residential is incorporated into it would contribute to the highest and best use of this site.

**On July 23, 2024, the applicant requested that this item be referred for 90 days. Staff recommends referring this item for 90 days per the applicant's request.**

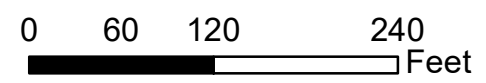
**Routing J&A 7.30.2024**



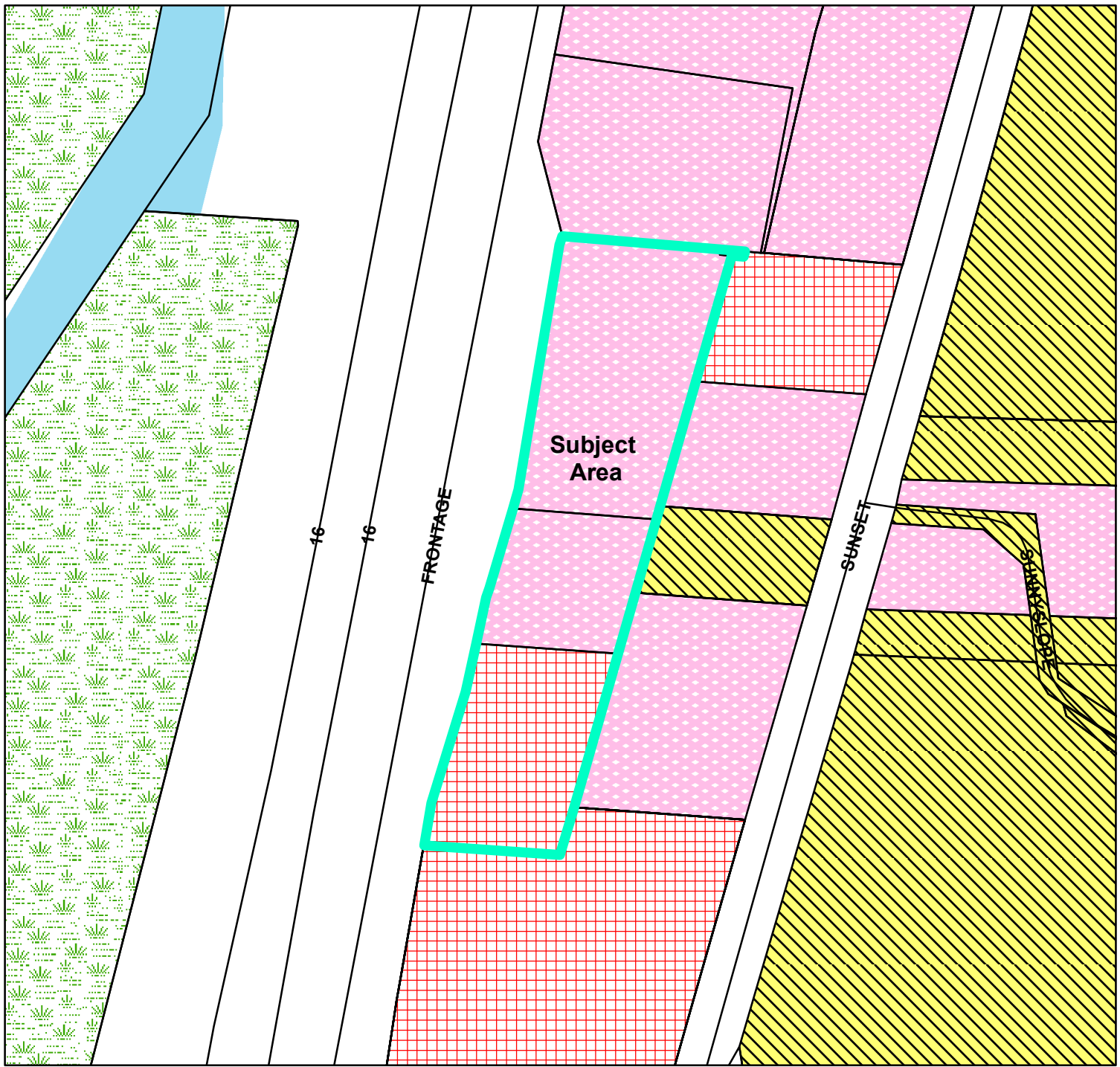


# BASIC ZONING DISTRICTS

-  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







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