

Agenda Item 25-0666 (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 - Specific to the to the Traditional Neighborhood District - Specific, allowing for a bakery and cafe at 1513 Market St.

General Location

Aldermanic District 8, mid-block on the northside of Market Street between 15th & 16th Streets as depicted on attached Map 25-0666. 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 amend their previously approved plan and rezoning to Traditional Neighborhood Development to only construct a one-story commercial building for a bakery and not a two-story mixed-use building with commercial on the ground floor and a residential unit on the second floor. The applicant has stated that the change in scope is mainly due to economic reasons as the cost of project has significantly increased from when he started the process. Other than the elimination of the second story, the project remains largely the same with an outdoor patio, bike parking, building architecture, and detached garage.

The applicant currently owns and operates the commercial business (artPOP) across the street and wants 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 states that they had attended a Weigent Hogan NA meeting to present their change and had not heard any concerns.

- **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 a commercial use as a bakery 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 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 stories or within one story of adjacent properties, whichever is greater.
 - The proposed development is one story. Surrounding properties are a mix of 1 ½ to 2 stories 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, the 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 the loss of a residential dwelling unit is unfortunate, the addition of neighborhood commercial use is valuable. Staff feel that this development meets the standards and intent of the TND ordinance.

Recommendation of Other Boards and Commissions

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

The Common Council approved Traditional Neighborhood Development-Specific zoning at their April 2024 meeting.

The Design Review Committee reviewed revised plans for this development on June 13, 2025.

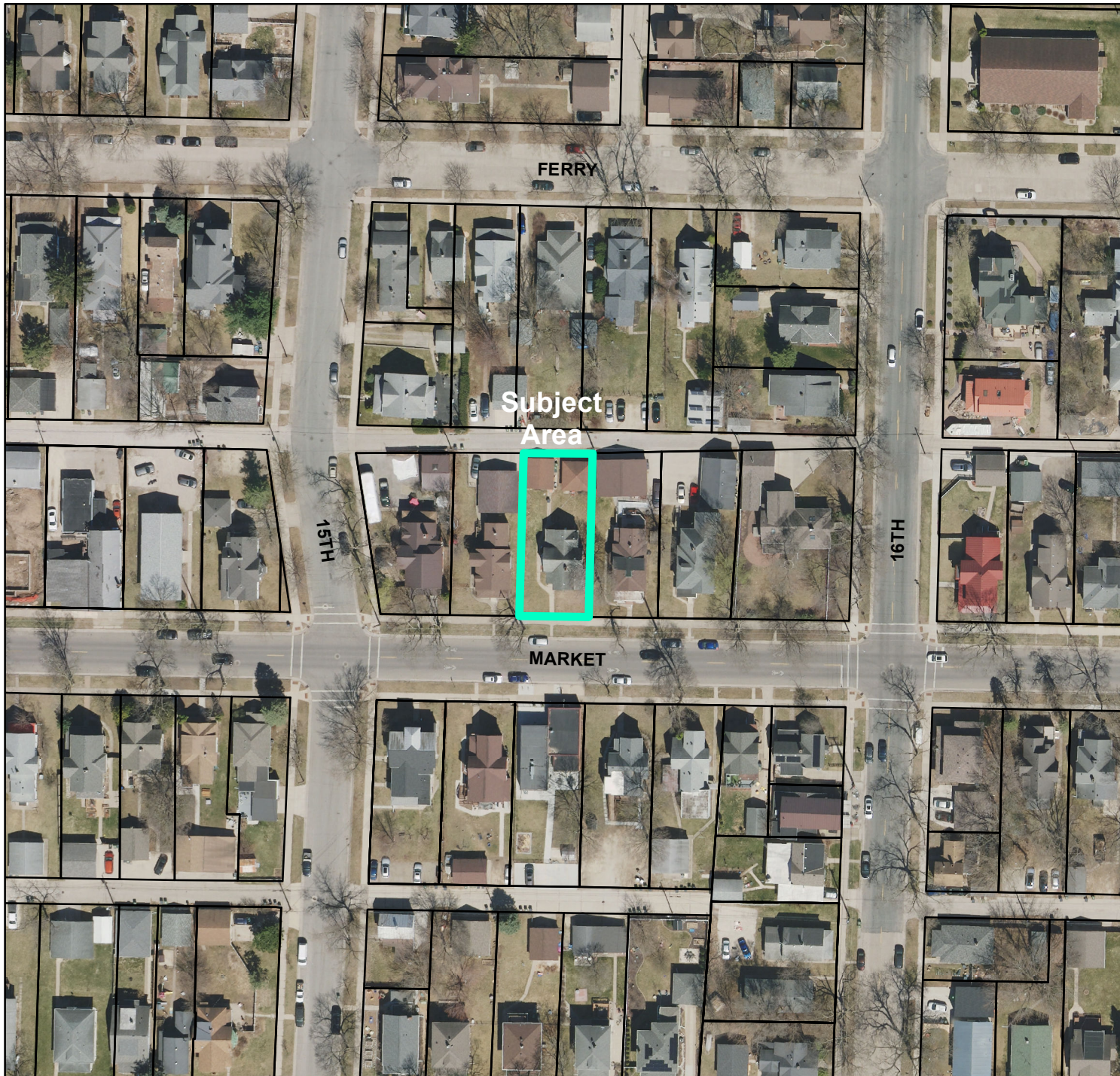
Consistency with Adopted Comprehensive Plan

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

This item is recommended for approval with the condition that it completes the design review process.

Routing J&A 7.1.25



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 50 100 200 Feet



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