

To: City of LaCrosse: Council Members

12/26/24

Fr: Rick Lanser

Re: 24-1592 Rezoning 6103 River Run Road . Ordinance No. 5307

Dear Council Members,

I emailed a letter on December 24, 2024 regarding my concerns regarding re-zoning 6103 River Run Road prior to realizing that a new Ordinance No. 5307 had passed in October. I still believe the principles regarding what a Traditional Neighborhood District refers to.

I have attached the City Plan Commission Staff Report dated September 30, 2024. The report notes that the prior ordinance was adopted in December 2001 and that since adoption, the Common Council has approved approximately 42 projects. It also states that the proposed ordinance is intended to serve as temporary replacement to the existing ordinance and that a much more comprehensive review and rewrite are expected to occur during the larger Chapter 115 update/rewrite project that will begin in January 2025. It also states that amending TND zoning is not specifically addressed in the Comprehensive Plan. Finally, it states that the larger review and update of the zoning code will evaluate why past applications have requested this zoning district and determine whether those items should be permitted and **POTENTIALLY REDUCING THE NEED FOR THIS ZONING DISTRICT IN THE FUTURE.**

I have attached Ordinance No. 5307 and highlighted some of the principles of a Traditional Neighborhood that do not fit in the proposed plan by Property Logic, namely that his plan does not; provide a mix of uses including residential, commercial, civic and open spaces, does not incorporate a system of interconnected streets with sidewalks, that offer multiple routes for motorists, pedestrians and bicyclists, does not incorporate significant environmental features in the design, is not consistent with La Crosse's Comprehensive Plan.

If this rezoning is granted, what is to prevent any homeowner in the City with a lot smaller than 2 acres to petition the City to rezone their property to a TDN? This lot sits in the middle of an established neighborhood and does not offer any benefits to the community as a whole. The existing neighbors oppose the change. If this change is granted, it would seem to me that to deny any person with a home on a single lot less than 2 acres and the ability to layout a townhome development that petitions the City to become a TDN would be a conflict.

The City Plan Commission Staff Report states that the Ordinance is a temporary replacement and that the larger review may reduce the need for this zoning district in the future. If there have been only 42 projects since 2001 and that there is a possibility that this zoning district will not be used in the future what is the urgency to approve this request.

The real question is whether this proposed townhome development is actually a Neighborhood District at all. The City Plan Report states that TND's were typically utilized by developers because their developments did not fit any of the City's basic zoning districts. That is exactly what is going on here. I would request that this zoning request be denied.

Sincerely,

Rick Lanser

Agenda Item 24-1200 (Tim Acklin)

AN ORDINANCE to repeal and recreate Section 115-403 of the Code of Ordinances of the City of La Crosse relating to Traditional Neighborhood Development zoning.

General Location

City-Wide

Background Information

At their August 2024 meeting, the Common Council, per the recommendation of the City Attorney, directed staff to draft a more specific Traditional Neighborhood Development (TND) zoning ordinance. It was determined that the current ordinance was insufficient as it did not include a specific submittal process for rezoning petitions or specific design standards and/or criteria to review them by.

The current ordinance was adopted in December 2001 and included language referencing the State Statute defining TND and a document identified as "A Model Ordinance For Tradition Neighborhood Development" (sic). This document was prepared by UW-Extension for the State and was to be used by City staff as a non-exclusive guidebook when reviewing TND rezoning petitions. Since adoption, the Common Council has approved approximately 42 projects utilizing this zoning designation.

This proposed ordinance is intended to serve as temporary replacement to our current ordinance with a much more comprehensive review and rewrite expected to occur during the larger Chapter 115 update/rewrite project that will begin January 2025.

Recommendation of Other Boards and Commissions.

N/A

Consistency with Adopted Comprehensive Plan

While amending TND zoning is not specifically addressed in the Comprehensive Plan, a "comprehensive review and update to the City's zoning code to evaluate barriers to development" is the number one action in the Housing Element. TND is a zoning district that was typically utilized by developers because their developments would not have been permitted in any of the City's basic zoning districts and was less than two acres in size. TND had allowed for those developers to request flexibility of use and other restrictions from the Common Council. The larger review and update to the zoning code will evaluate why past applications requested this zoning district and determine whether those items should be permitted, thereby potentially reducing the need for this zoning district in the future.

Staff Recommendation

Planning staff worked with the City Attorney's office on drafting this ordinance to largely reflect how TND zoning had been used and reviewed over the past 20 years. TND zoning has been used in the same manner as Planned Development District (PDD) zoning. The major difference between the two had been size of development. PDD is for developments that are 2 acres or more in size. TND had

ORDINANCE NO.: 5307

AN ORDINANCE to repeal and recreate Section 115-403 of the Code of Ordinances of the City of La Crosse relating to Traditional Neighborhood Development zoning.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-403 is hereby repealed and recreated as follows:

Section 115-403. Traditional Neighborhood Development

- (a) *Purpose and intent.* The purpose of this ordinance is to allow the optional development and redevelopment of land in La Crosse consistent with the design principles of traditional neighborhoods.
- (1) A traditional neighborhood:
- Is compact.
 - Is designed for the human scale.
 - Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.
 - Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes.
 - Incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.
 - Retains existing buildings with historical features or architectural features that enhance the visual character of the community.
 - Incorporates significant environmental features into the design.
 - Is consistent with the La Crosse's Comprehensive Plan or other applicable area plans.
- (2) The Traditional Neighborhood Development District under this chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community.
- (b) *Applicability.*
- Traditional Neighborhood Development is for lot sizes less than 2 acres.
 - In Traditional Neighborhood Development District, such development may encompass one or more principal uses or structures and related accessory uses or structures with a continuity of design and development, under a unified specific and precise comprehensive development plan. There may be a combination of land uses, including a variety of residential types, commercial, industrial, public and semi-public areas, arranged and designed in accordance with sound land planning principles and development techniques; and in such a manner as to be properly related to each other, the surrounding community, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.
 - The use or uses of each Traditional Neighborhood Development District shall be individually or specifically approved and may be a use permitted in the Single-Family Residence, Residence, Multiple Dwelling, Local Business, Commercial, Light Industrial, Heavy Industrial, Public and Semi-Public, Public Utility, or Parking Lot Districts, or a combination of uses permitted in the different zoning districts.