

**Agenda Item 25-0307 (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 Multiple Dwelling District to the Traditional Neighborhood District - Specific, allowing for the construction of a multi-family residential building at 518 and 526 10<sup>th</sup> St. S.

**General Location**

Aldermanic District 8, located at the NW corner of the intersection of 10<sup>th</sup> Street S and Ferry Street As depicted in attached MAP 25-0307. The parcel is located within the Washburn Neighborhood Association. Surrounding land uses are residential to the north, primarily single-family and duplexes; and commercial to the north, institutional (Mayo) and churches to the east, Mayo Clinic Health System to the south; and residential and Coulee Recovery Center to the west.

**Background Information**

The applicant is requesting the two properties to be rezoned Traditional Neighborhood Development in order to develop a two-story, 24-unit apartment building with the primary focus to address the demand for workforce housing by Mayo Clinic Health System. All units will be a studio style apartment ranging from 340-383 sqft in size. No off-street parking is being provided on the project site, but the applicant has stated that an agreement with Mayo Clinic Health System to lease approximately 30 parking spaces on one of their nearby surface lots is being pursued.

Each parcel currently has a single-family home on it. The applicant is working with Habitat for Humanity to move one the houses to a nearby lot. The other home will be demolished.

The applicant is requesting TND zoning to allow for flexibility in building setbacks, to exceed the unit per sqft restrictions for R5 & R6 zoning, and to request an exception for the outdoor recreational space requirement.

**Recommendation of Other Boards and Commissions.**

The City's Design Review Committee reviewed final plans for this development at their March 14, 2025, meeting.

**Consistency with Adopted Comprehensive Plan**

The proposed development is located within the Washburn Neighborhood (N-17) in the Comprehensive Plan. It would be considered "Medium-Density Residential" due to the proposed height and number of units. This designation is a desirable use in this area.

**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 Washburn Neighborhood which is centrally located in La Crosse. It is surrounded by a mix of mostly low-density residential buildings in close proximity to a hospital, higher education, churches, limited commercial uses. While the surrounding neighborhood includes a mix of low to medium density residential styles and types, the proposed development offers little in the way of variety of unit size and bedroom count.

Being centrally located the neighborhood is inherently designed for human scale. The surrounding area of the subject properties maintains much of the traditional street grid interconnected with sidewalks and nearby public transit and bicycle infrastructure. The proposed development is located within 1 block of a bus route on Market Street and within 4 blocks of the King Street Greenway.

The proposed development will not retain any of the existing single-family homes. The applicant is working with Habitat for Humanity to move one of the houses to a parcel located on the SW corner of 10<sup>th</sup> and Division Streets. The other existing home will be demolished.

The Land Use Element in the 2040 Comprehensive Plan for the Washburn Neighborhood depicts Medium-Density Residential as a desirable use.

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

The proposed use of the property as a multi-family dwelling is a listed use in the adopted TND ordinance.

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 120 dwelling units per acre. 109 if you were to include the stormwater facility.

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

The proposed project has gone through the City's design review process. There was some concern regarding building design. While the design does appear to meet the multi-family, architectural design standards the final design does struggle to fit into the existing character of the surrounding neighborhood. Any final comments/revisions to their plans will need to be completed prior to any permits being issued.

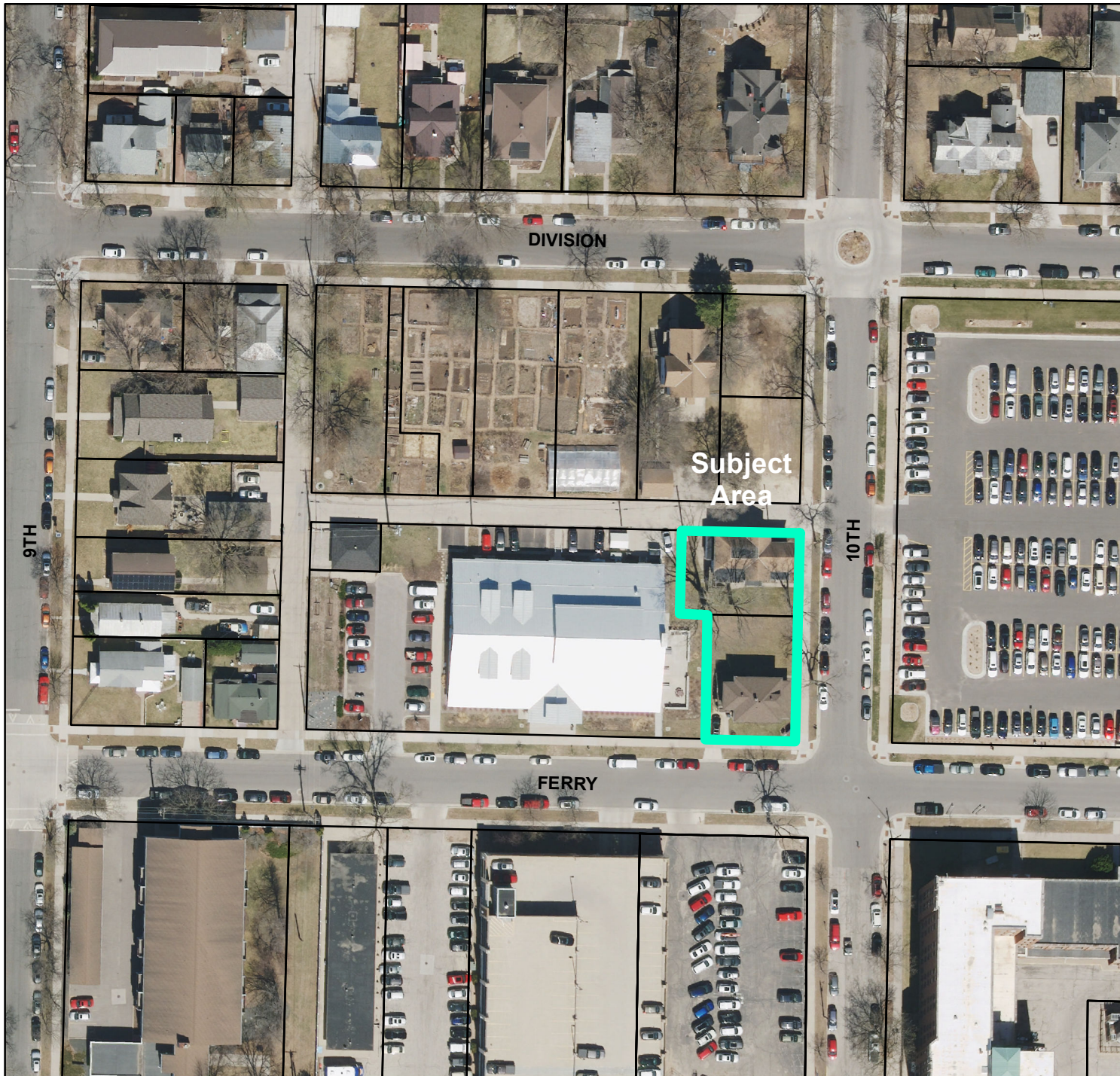
There are no off-street parking requirements. The property is still required to meet ADA requirements for off-street parking if applicable.

Overall staff is supportive of these parcels being developed for multi-family housing, especially workforce housing, and utilizing TND zoning if needed. These are also objectives/recommendations in our comprehensive plan and housing study. The concern is on the proposed density. It appears that the applicant is attempting to squeeze as many units as they can on the site which is evident by the proposed size and type of the units and that no parking is being provided on the site, though parking is not required. The units range in size from 316-383 sqft. While there are models out there that have workforce housing at this size, floorplans show living areas and room for a table. The proposed floorplans for this development indicate that each unit has nothing more than a dorm room with no communal or living space. Will they be eating on their bed? There seemed to be little wall space for additional furniture in some of the units.





















In an effort to be consistent with our new TND ordinance staff is **recommending denial** of this item as it vastly exceeds the development density standard of 14-40 units per acre.

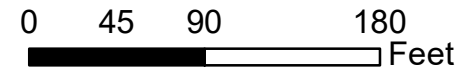




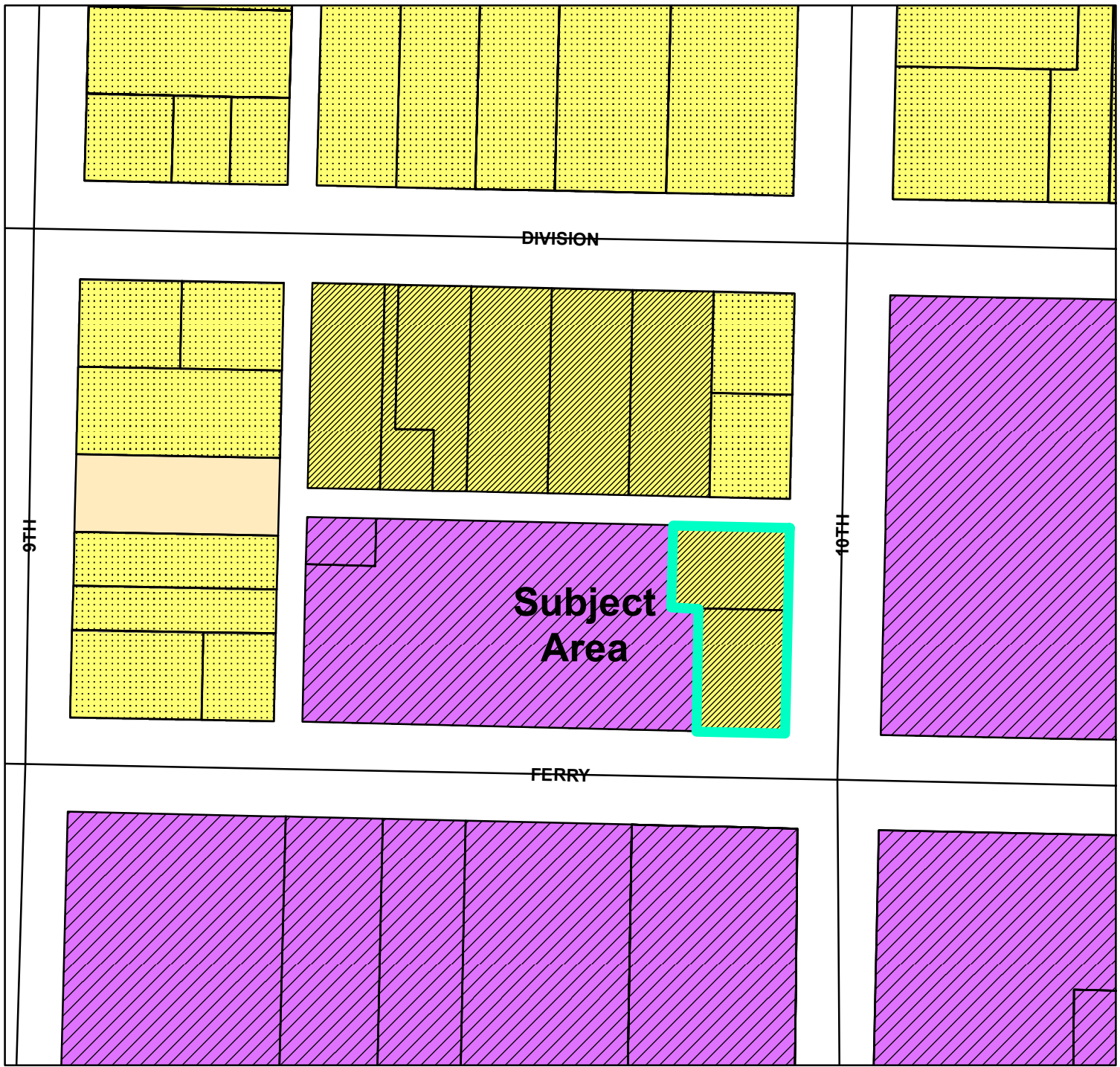


# BASIC ZONING DISTRICTS

-  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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