

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 1, 2020**

➤ **AGENDA ITEM – 20-0637 (Jack Zabrowski)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Residence District allowing duplex at 1940 State Road.

➤ **ROUTING:** CPC 6/1/2020; J&A 6/2/2020

➤ **BACKGROUND INFORMATION:**

The structure currently at 1940 State Road is operating as a group home. If the parcel is transferred to R-2 Residence District the home will be owner occupied with a rental in the lower level. The change in zoning to will require an additional off-street parking spot. The owner will be responsible for the creation of the spot or request for variance.

This parcel is located on an arterial roadway, transit route and directly adjacent to a transit stop. Increasing housing density along transit routes, or Transit Oriented Design (TOD) would, reduce congestion, facilitate urban infill development and provide access to much needed affordable workforce housing options.

The Holy-Trinity Neighborhood plan requests that multifamily dwellings “should be conceived in a manner that they fit into what has traditionally been a community of single family homes.” If the parcel is rezoned it would be functioning more closely in agreement with the Holy-Trinity plan desire for maintaining single-family residence than its current group home configuration.

➤ **GENERAL LOCATION:**

The southwest corner of the intersection of 20th Street and State Road and Johnson Street. One block east of the Jackson Plaza Shopping center.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

N/A

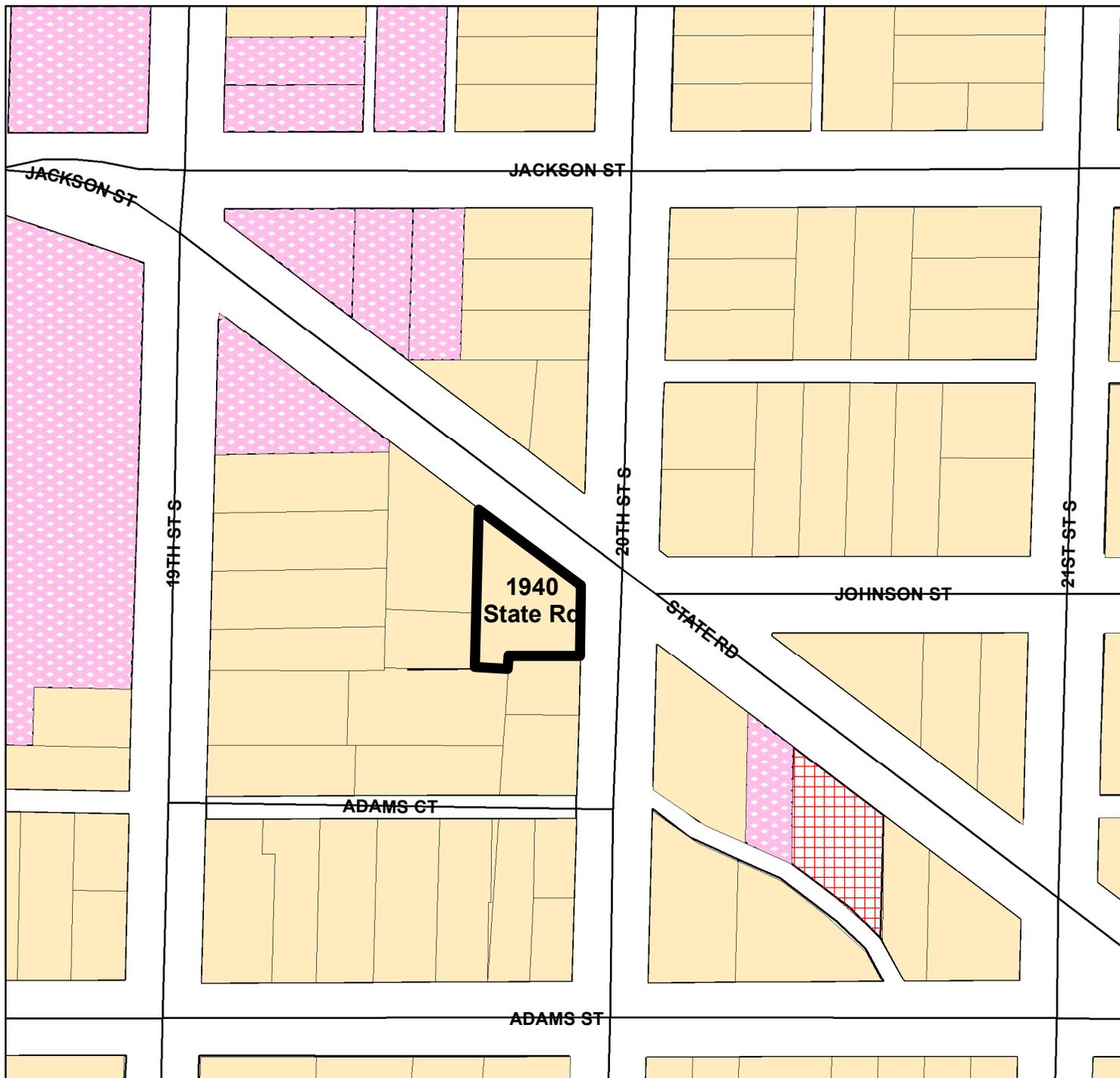
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map designates this parcel to be Single Family housing; however, the parcels directly adjacent to the northwest are designated Medium Intensity Retail, Office or Housing. Facilitating transit-oriented development to; decrease congestion,

facilitate transit use, infill development and reducing dependency on single occupancy vehicles agrees with smart growth concepts, the basis of our comprehensive plan.

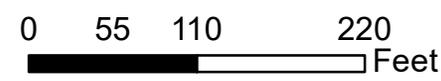
➤ **PLANNING RECOMMENDATION:**

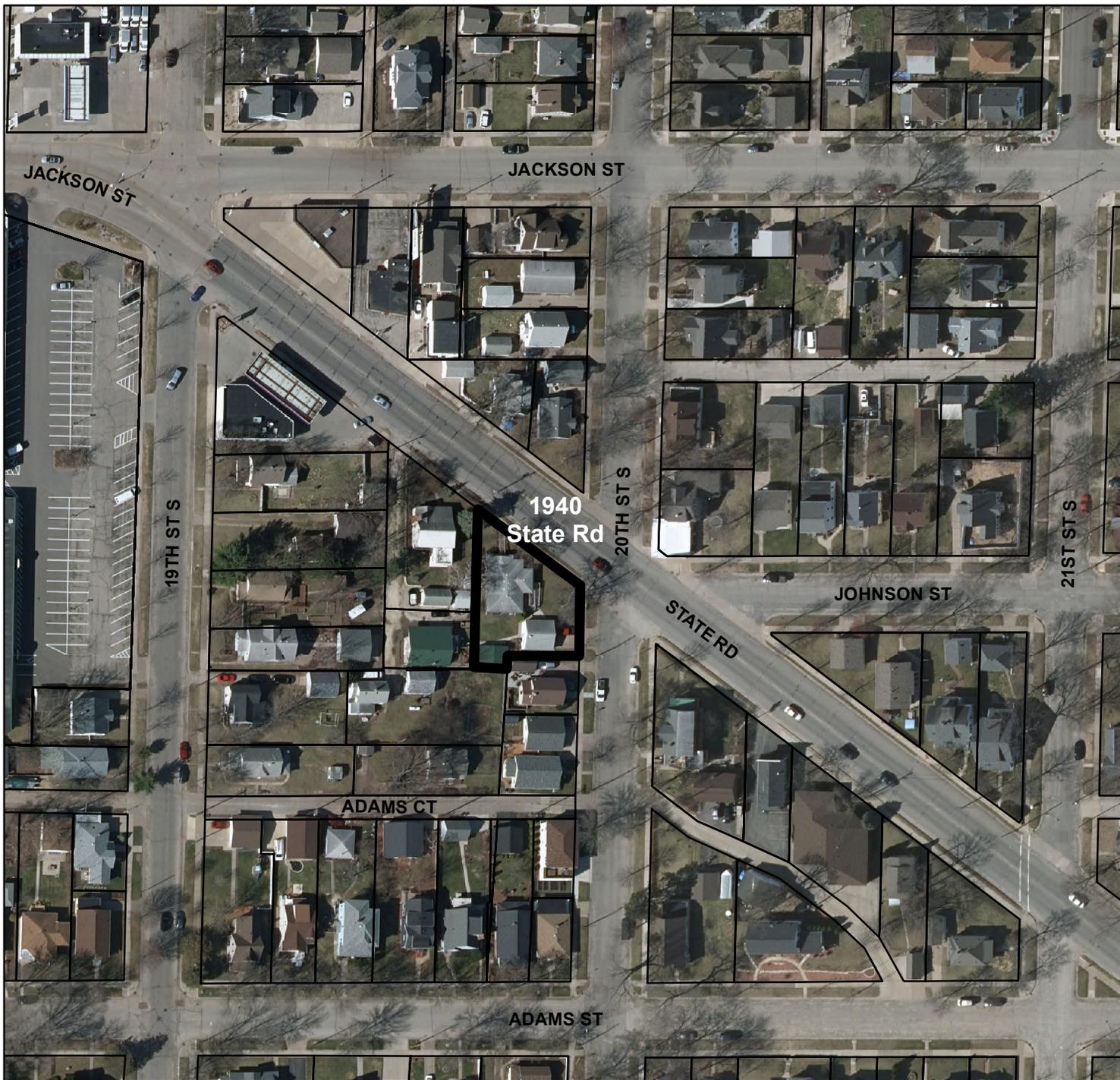
Planning Staff recommend approval of this item due to its facilitation and creation of workforce housing, congestion reduction, and proximity to transportation/transit infrastructure.



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
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