

**Agenda Item 22-0662 (Tim)**

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 Residence District - to the Low-Density Multiple Dwelling District allowing for a four-unit, two-story building at tax parcel 17-50285-22 (Chase Street, no house number).

**General Location**

Council District 11. The parcel is located near the intersection of South Ave and Chase Street and directly south of Trane Park as depicted in attached MAP PC22-0662. The majority of the adjacent uses are single family homes with some duplexes and some smaller commercial spaces along South Ave.

**Background Information**

The applicant is requesting to rezone the property from R1-Single Family to the R4-Low Density Multiple in order to build a two-story, four-unit building with attached garages. Each unit will have one off-street parking. Each unit will have two bedrooms. Two units will be on the second floor and two will be on the ground floor. The two ground floor units will be ADA accessible with the intent to market them to families that could live closer to the Trane All Abilities Park. The applicant states that they have also been working with the La Crosse Housing Authority and discussing the need for more ADA accessible housing in city.

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map depicts this parcel as High Intensity Retail, Office or Housing which expects a density of 10 housing units per acre or more. At four units on a .23 acre parcel the density per acre on this parcel is 17.4 housing units which would make this zoning and development consistent with the Comprehensive Plan.

**Staff Recommendation**

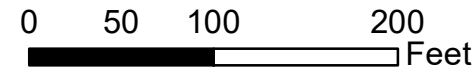
The proposed zoning and project would provide additional housing units, including needed ADA accessible units, immediately adjacent to a park. Overall, the proposed concept design does fit into the neighborhood. Any additional adjustments to the design and site layout can be made during the project's design review process. **This item is recommended for approval.**

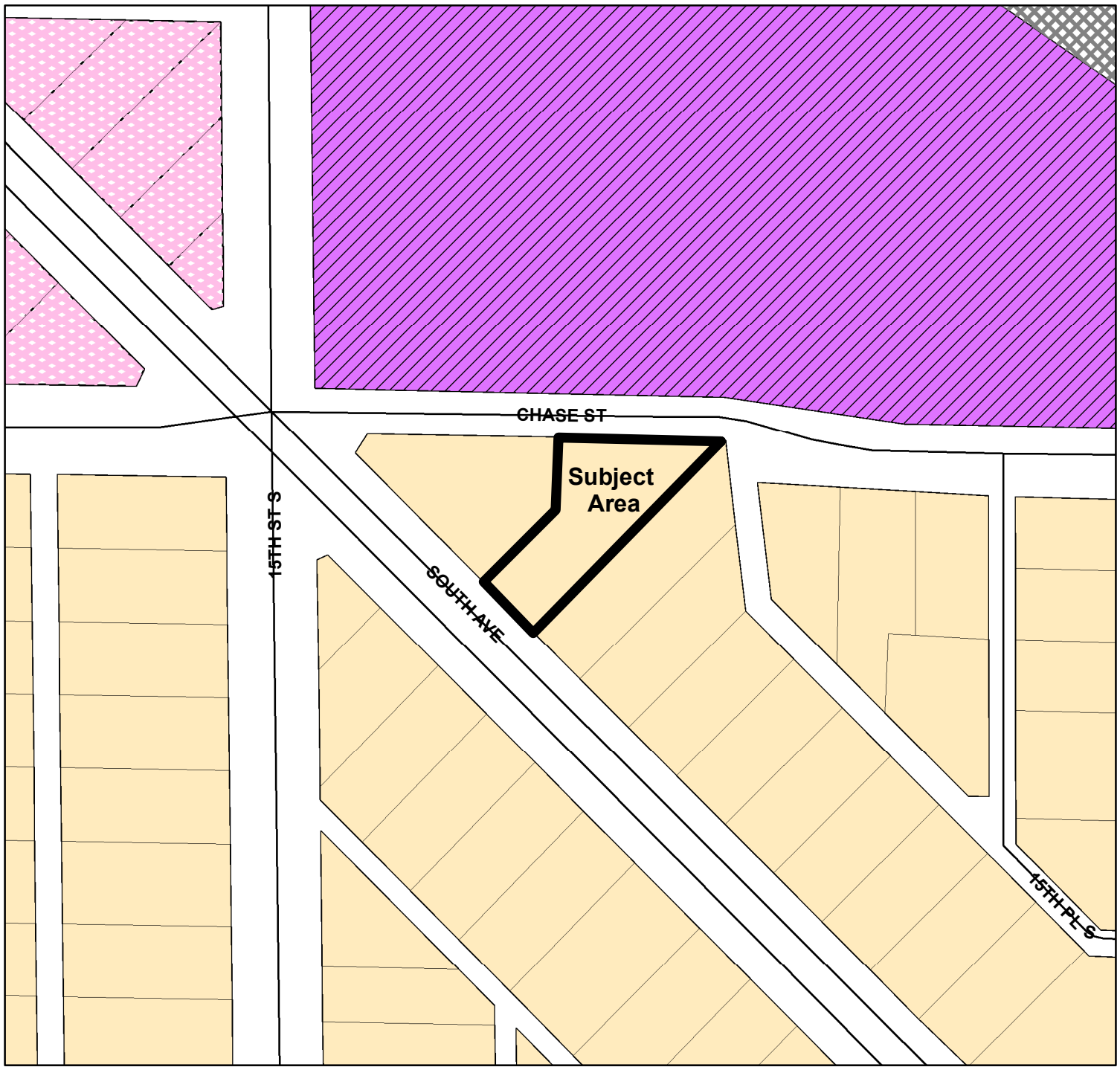
**Routing J&A 5.31.22**



# 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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