

Agenda Item 22-1295 (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 Single-Family Residence District to the Special Residence District allowing for the conversion of the current building to three separate living units at 1911 George Street.

General Location

Council District 1, Logan Northside Neighborhood; parcel is located on the west side of George Street on the block between Livingston and North Streets as depicted in attached Map PC22-1295. To the west, north, and east of the parcel are primarily single-unit homes with some duplexes. To the south at the intersection of North and George Streets there a few commercial properties and a church.

Background Information

The applicant is requesting to rezone the property from R1-Single Family zoning district to the R3-Special Residence zoning district in order to convert the existing building into a triplex. The current building was vacant for ten years and was formerly used in a commercial capacity. The applicant recently pulled permits for a single-family use but states that the building is large enough to convert it into 3 units, two, 2-bedrooms and one, 1-bedroom. The applicant has also stated that the property will be updated and improved.

If the rezoning is approved for the proposed use the applicant will be required to provide five off street parking spaces that meet city specifications on the property. The applicant has stated to staff that they would be able to meet this requirement.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

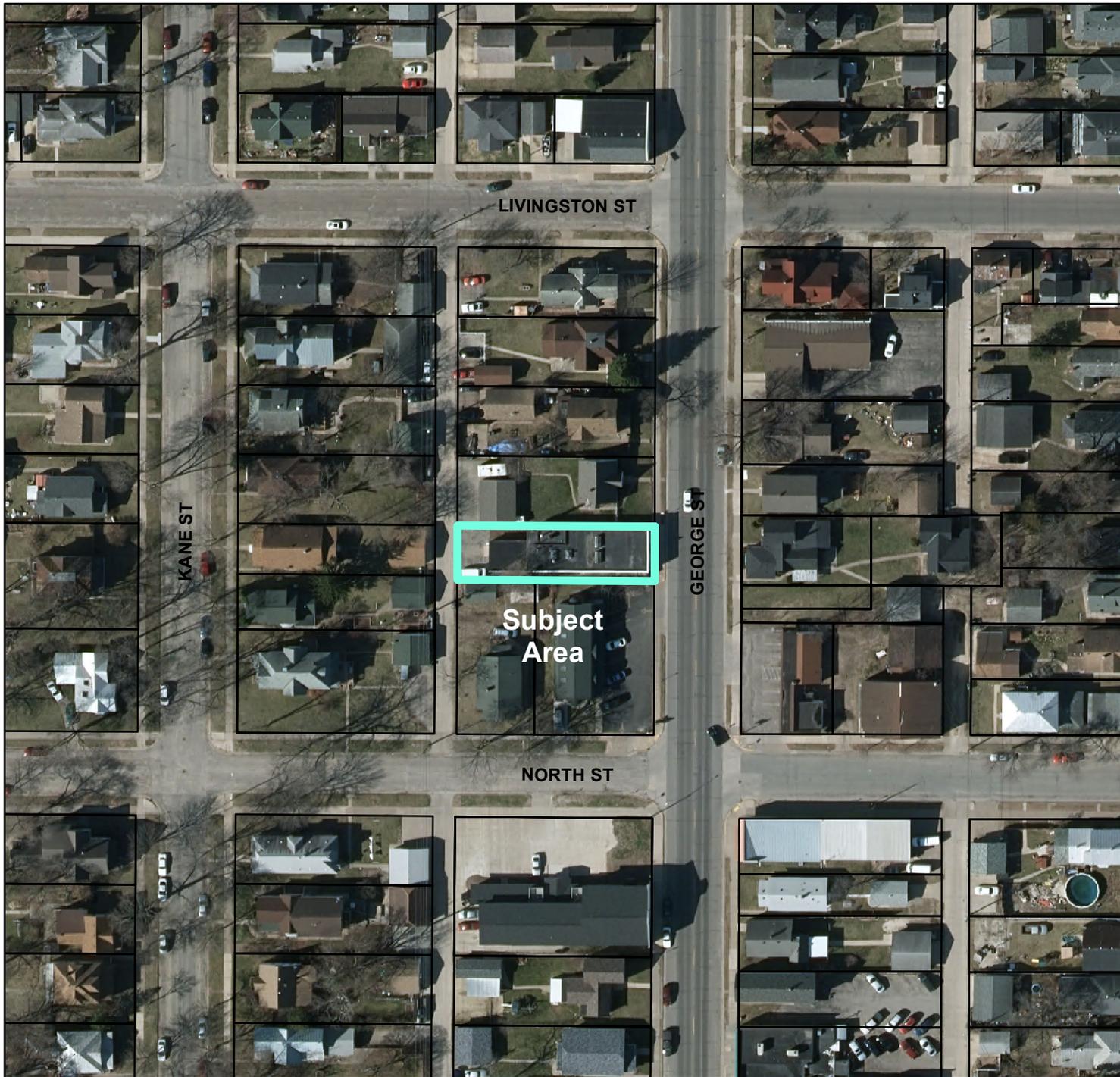
This parcel is designated as "Medium Intensity, Retail, Office, or Housing" on the Future Land Use Map in the Land Use Element of the Comprehensive Plan. This category allows for a variety of commercial and/or medium density housing located at major intersection or along major road corridors. The density of housing in this category is expected to be greater than 8 housing units per net acre. With 3 proposed units on a .127-acre parcel, the number of housing units per acre is 23.62 which makes the proposed zoning and development consistent with the Comprehensive Plan.

Establishing a mix of housing options, sizes, prices, styles, and tenancy is a major objective in the Housing Element of the Comprehensive Plan.

Staff Recommendation

While the current exterior of the building has a commercial/industrial aesthetic to it, including a storefront, the applicant has stated that they intend to make changes to the exterior that would make it more residential and fit into the neighborhood. The intersection of North and George Streets has a mix of commercial and residential zoning and uses which makes the proposed use of the subject parcel as a triplex consistent with the comprehensive plan and the immediate surrounding neighborhood. **This item is recommended for approval.**

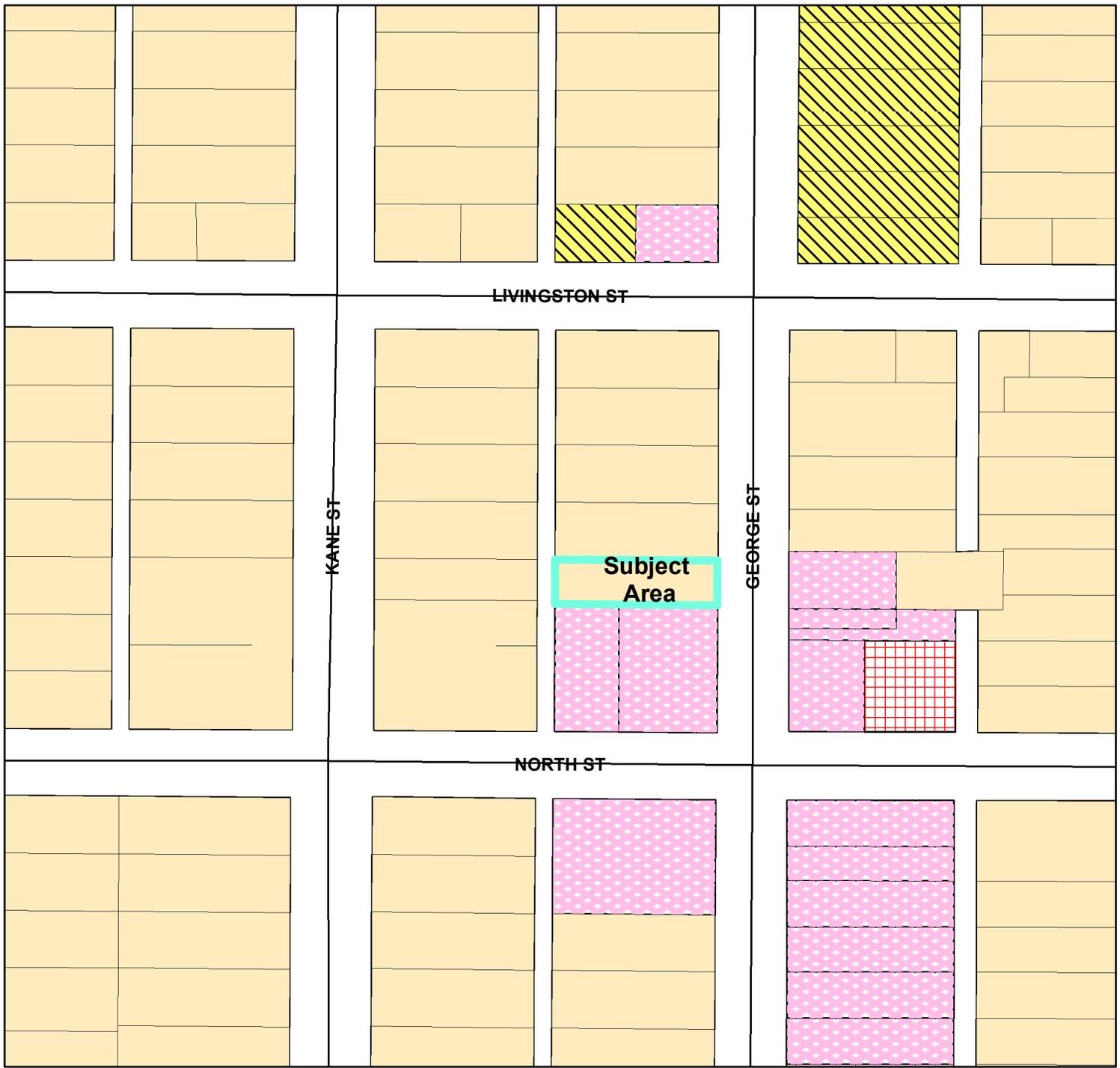
Routing J&A 11.1.2022



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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