

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 30, 2019**

➤ **AGENDA ITEM – 19-1284 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Single Family District allowing single-family home at 957 Hood St.

➤ **ROUTING:** CPC 9/30/19; J&A 10/1/19

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a rezoning of the parcel depicted on attached **MAP PC19-1284** from the C1-Local Business District to the R1-Single Family District in order to tear down the existing building and construct a new single-family home.

The property has been vacant for the past several years. As a result, the interior and exterior of the building became dilapidated. The Fire Prevention and Building Safety Department issued several Order to Correct and eventually a Raze Order. The property owner at that time decided to donate the property and building to Habitat for Humanity. They intend to demolish the structure and construct a new single-family home for their new Habitat for Heroes Veteran Program. This program uses veterans to build homes for veterans. As part of this project the applicant intends to replace the sanitary sewer lateral and install new curb and gutter along Hood Street.

The applicant will be partnering with our CDBG Program on this development and applying to the County's Demolition Assistance Program.

➤ **GENERAL LOCATION:**

957 Hood Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is depicted as Traditional Neighborhood Development in the Future Land Use Map in the Comprehensive Plan, which includes single family housing.

Increasing Home Ownership is a primary objective in the Neighborhood and Housing Element of the City's Comprehensive Plan.

Efforts to partner with Habitat for Humanity to increase home ownership is a strategy in the Joint Neighborhood and Campus Plan between Gundersen and the Powell-Poage-Hamilton Neighborhood.

➤ **PLANNING RECOMMENDATION:**

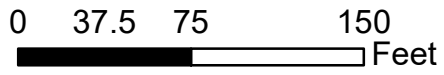
Due to the size of the lot, off-street parking requirements, and the current state of the building it would have been very hard for a business to relocate here. Additionally, due to the placement of the building right up to the sidewalk it would here or even renovate it for an apartment building. The neighborhood has been very vocal to the City on its condition and concerned about its future use. This use is consistent with the City's Comprehensive Plan. **This ORDINANCE is recommended for approval.**

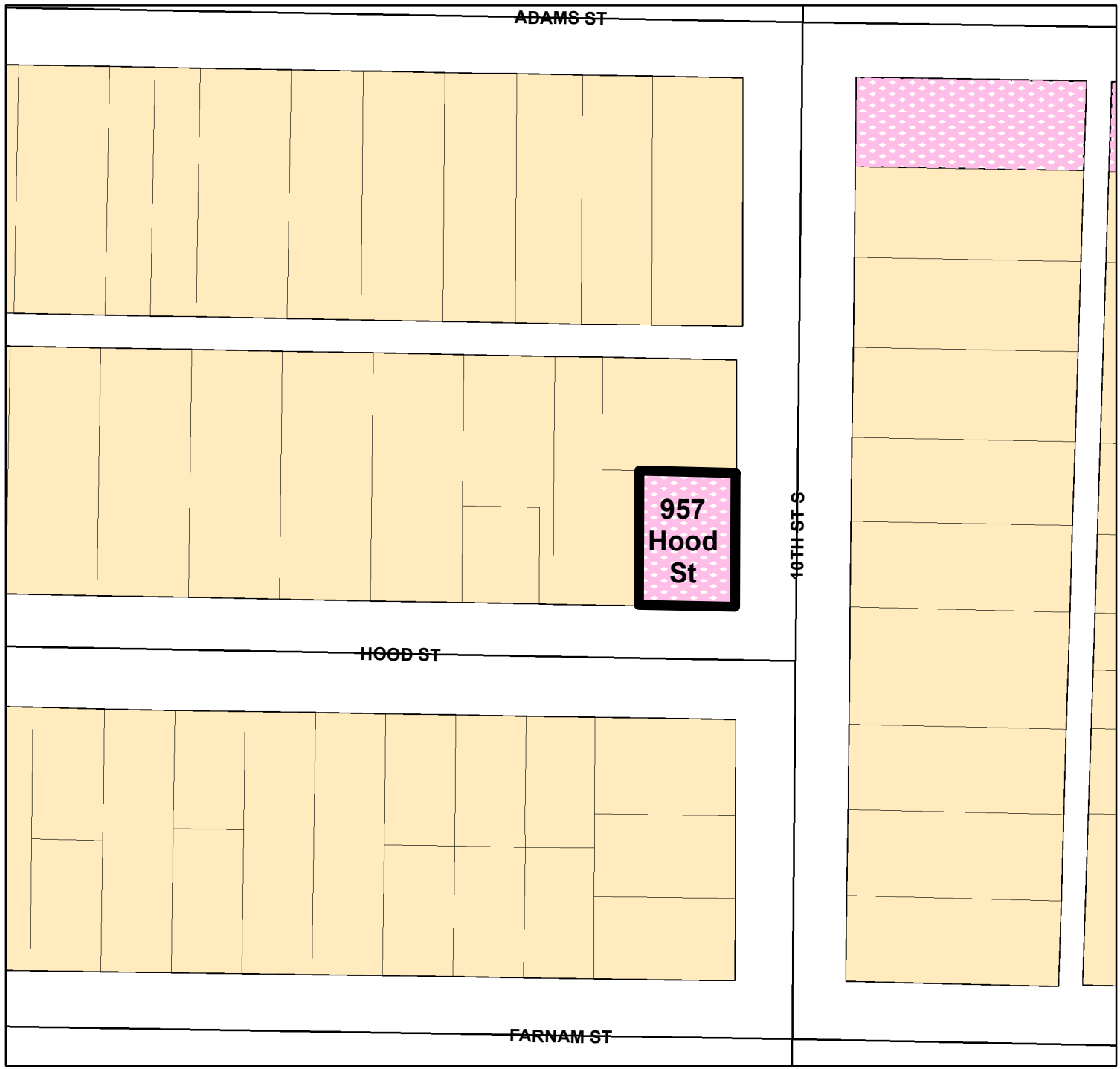


BASIC ZONING DISTRICTS

	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
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