

**Agenda Item 23-1178 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - General to the Single Family Residence District allowing for construction of a single family dwelling at 1402 6th St. S.

**General Location**

Aldermanic District 9, Powell Poage Hamilton Neighborhood, the SW corner of Farnam St. and 6<sup>th</sup> St. about a block from South Ave. as depicted in Map 23-1178. Adjacent uses include a neighborhood center, a vacant lot, and residences.

**Background Information**

The house on this 2,962 sq. ft. parcel was demolished in 2012 and has been vacant since. Spies Construction bought it from the Gundersen-City of La Crosse Joint Neighborhood Development Corporation (JDC) in September 2023. The applicant intends to build a single-family home in the price range of \$250,000-\$320,000. This and adjacent parcels were rezoned Traditional Neighborhood Development as part of a comprehensive rezoning to implement the *Powell-Hood-Hamilton / Gundersen Lutheran Medical Center Joint Neighborhood and Campus Plan*. The plan has a strategy to locate mixed-use development where it can make a difference—parcels near South Avenue, like this one.

**Recommendation of Other Boards and Commissions**

A single-family home does not require review by the Design Review Committee.

**Consistency with Adopted Comprehensive Plan**

The Future Land Use for this parcel includes low-density residential as an acceptable use. The vision for the neighborhood is to increase housing but preserve the single-family residential feel. However, high-density mixed-use is desired at the periphery of the neighborhood.

**Staff Recommendation**

**Approval** – The comprehensive plan and neighborhood plan both call for mixed use development in this area, but the lot size is a limitation.

**Routing J&A 1.3.2023**



30098-80  
1410-12  
1402-06  
30098-100

5THAVES-S

30099-10  
30011-50  
1405-07  
30099-20  
30099-30  
30011-80  
1413

30011-90  
1300

1303  
30011-110  
1305-07  
30011-120  
1311  
30011-130  
30011-140  
607  
611

30012-10  
30012-20  
1300  
30012-30  
1306  
30012-40  
1312  
30012-50  
621

FARNAM ST

61

50257-10  
1501  
30080-30  
1507  
30080-40  
1511  
30080-50  
506  
30080-20  
512-14  
30080-10  
516  
30079-140  
522  
30079-130  
30079-120  
1402  
30079-110  
1406

1403  
30079-100  
608  
30079-90  
1407  
30079-80

30078-140  
618  
1402

14

1623-25  
30080-60  
1641-47  
30080-70  
503  
30080-80  
511  
30080-90  
30080-100  
1424

1413  
30079-70  
30079-60  
30079-50

SOUTHAVE

6TH ST-S

7TH ST-S

TYLER ST

0 30 60ft  
0239-60  
50257-41

1,639,168.264 657,388.208 Feet

50278-500



### Legend

**Tax Parcels**

**Zoning**

Zoning Information

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RESIDENTIAL
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTIPLE
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOPMENT
- TND - TRADITIONAL NEIGHBORHOOD DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC AND SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA

**Street Centerlines**

Transportation - Roads

- Roads - Lines - 72000 - 180000
- Interstate
- US Highways
- US Highways
- US Highways
- State Highway
- County Highways
- Ramp

0 30 60 Feet 1,639,169.827 657,388.208 Feet