

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 2, 2018**

➤ **AGENDA ITEM – 18-0367 (Jason Gilman)**

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 construction of twin home at 1710 Hagar St.

➤ **ROUTING:** CPC J&A, public hearing 04/03/18, 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

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Mr. Bond, 2925 Lakeshore Drive representing LJT&A rentals LLC has submitted a petition to rezone the property at 1710 Hagar Street from the Single Family Residential District to the R-2 Residential District for the purposes of the development of a two-unit (duplex) residential structure. The current site is 50 feet deep x 140 feet wide, prohibiting the division of this parcel into two parcels for two single family homes due to required zoning setbacks and area standards (minimum lot size of 7,200 square feet).

The current parcel has a 400 square foot home on the east side of the property.

The structures surrounding this property are predominantly single family, however there are several within 500 feet that have multiple addresses as legal non-conforming duplexes in the R-1 Zoning District.

➤ **GENERAL LOCATION:**

1710 Hagar Street, Lower Northside and Depot Neighborhood Association

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This parcel is designated as Single Family in the Future Land Use Map











➤ **PLANNING RECOMMENDATION:**

While the land use plan recommends single family residential for this site, we recognize many single family zones allow for zero lot line housing or single family attached dwellings. We also recognize the current shortage of urban family housing in

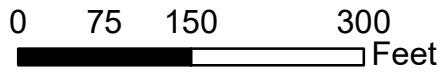
the City, as well as the insufficient depth of the parcel to develop single family homes or more density than one-unit through subdivision. If the developer is proposing a deed restricted owner occupied structure, and/or some design features that respect the character of the surrounding neighborhood such as taking advantage of the corner lot to avoid a long building with 4 garage doors (these designs do not fit into urban neighborhoods as well as those having garages facing two directions), the Planning Department would support the rezoning, however, if this structure is intended purely for rental and is not designed to fit into the neighborhood, the Planning Department would recommend denial of this application. It should be noted the Department has also received several objection letters which are entered into Legistar.

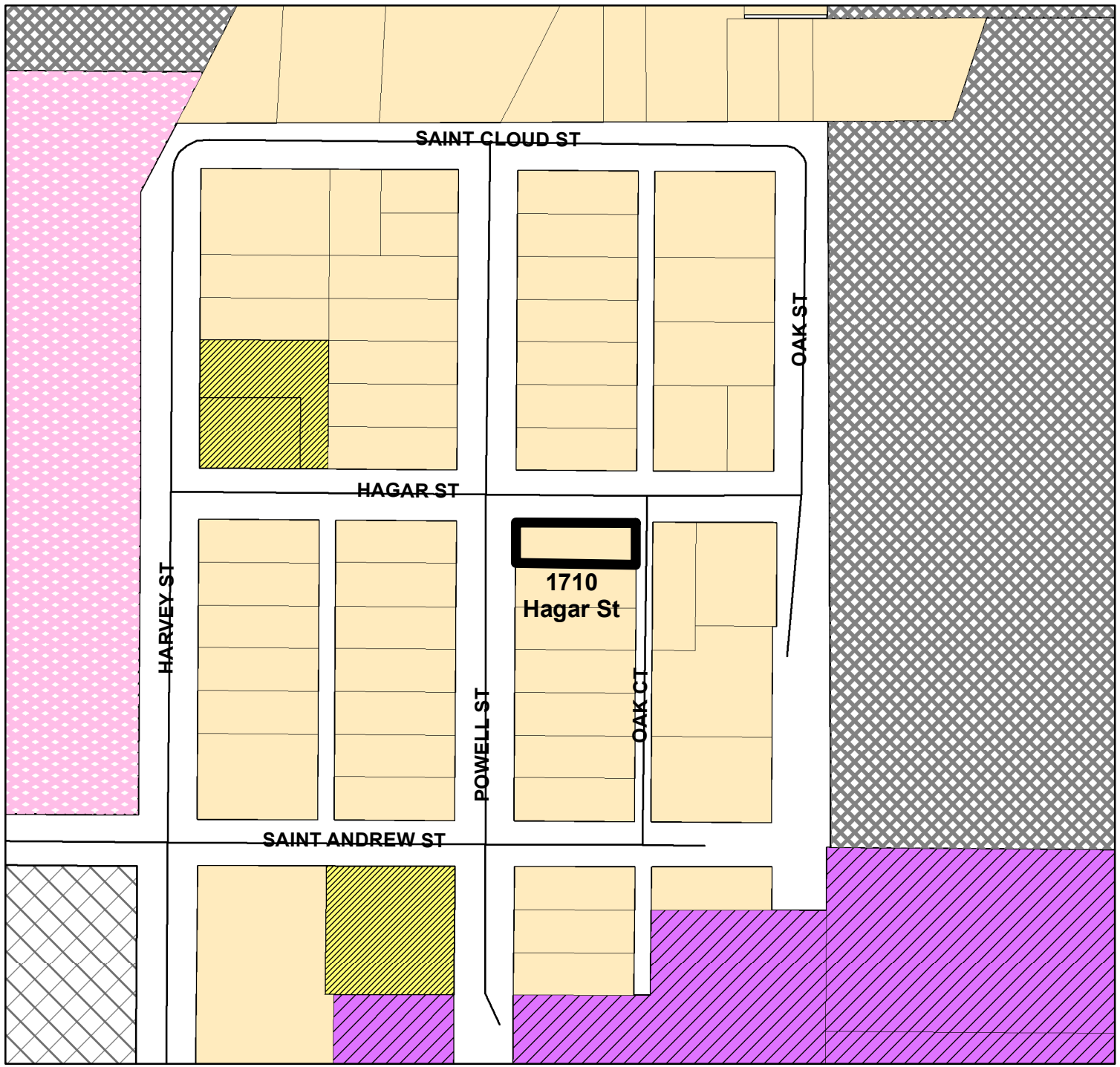


BASIC ZONING DISTRICTS

	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
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	A1 - AGRICULTURAL
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