

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 3, 2017**

➤ **AGENDA ITEM – 17-0245 (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 Special Residence District allowing for a multi-family rental (tri-plex) at 1541 Wood Street.

➤ **ROUTING:** J&A Committee, Public Hearing 4/4/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Mr. Carl Barnes has requested the rezoning of the parcel at 1541 Wood Street from the R-1 Single Family Residential District to the R-3 Special Residential District for the purposes of converting the existing single family structure to a tri-plex (three unit) structure.

➤ **GENERAL LOCATION:**

1541 Wood Street approximately two blocks east of the Northside Elementary School.

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

N/A

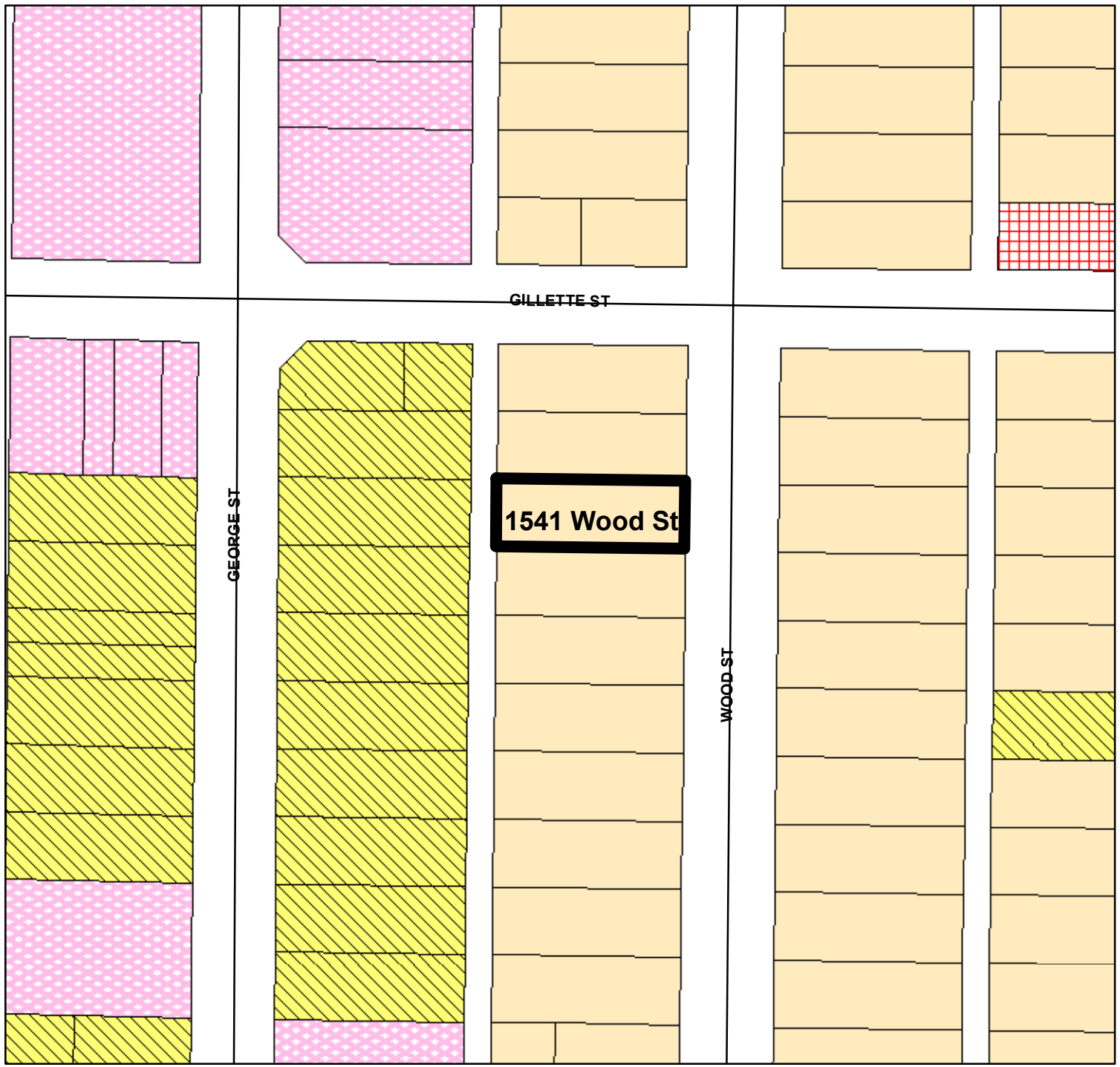
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Land Use Plan shows this parcel as Single Family Housing.

➤ **PLANNING RECOMMENDATION:**

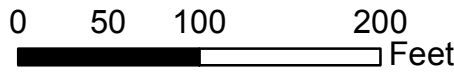
1541 Wood Street appears to have a detached garage with a 55 foot driveway to the south of the garage. The code requires one off street parking space per bedroom with all stalls accessible at any time, so while the garage appears to be wide enough for two vehicles, the garage door is only 15 feet wide, which would only accommodate one car and the driveway to the south of the garage, while long, would also only accommodate one car due to narrow width, so there appears to be a deficiency in the required off street parking. The adjacent parcels north, south and east are currently zoned R-1, while parcels across the alley to the west are zoned R-2 . There are a few parcels/homes in the vicinity, north and south of 1541 Wood Street that appear to have multiple addresses and are likely single family home conversions to duplexes. While this home appears

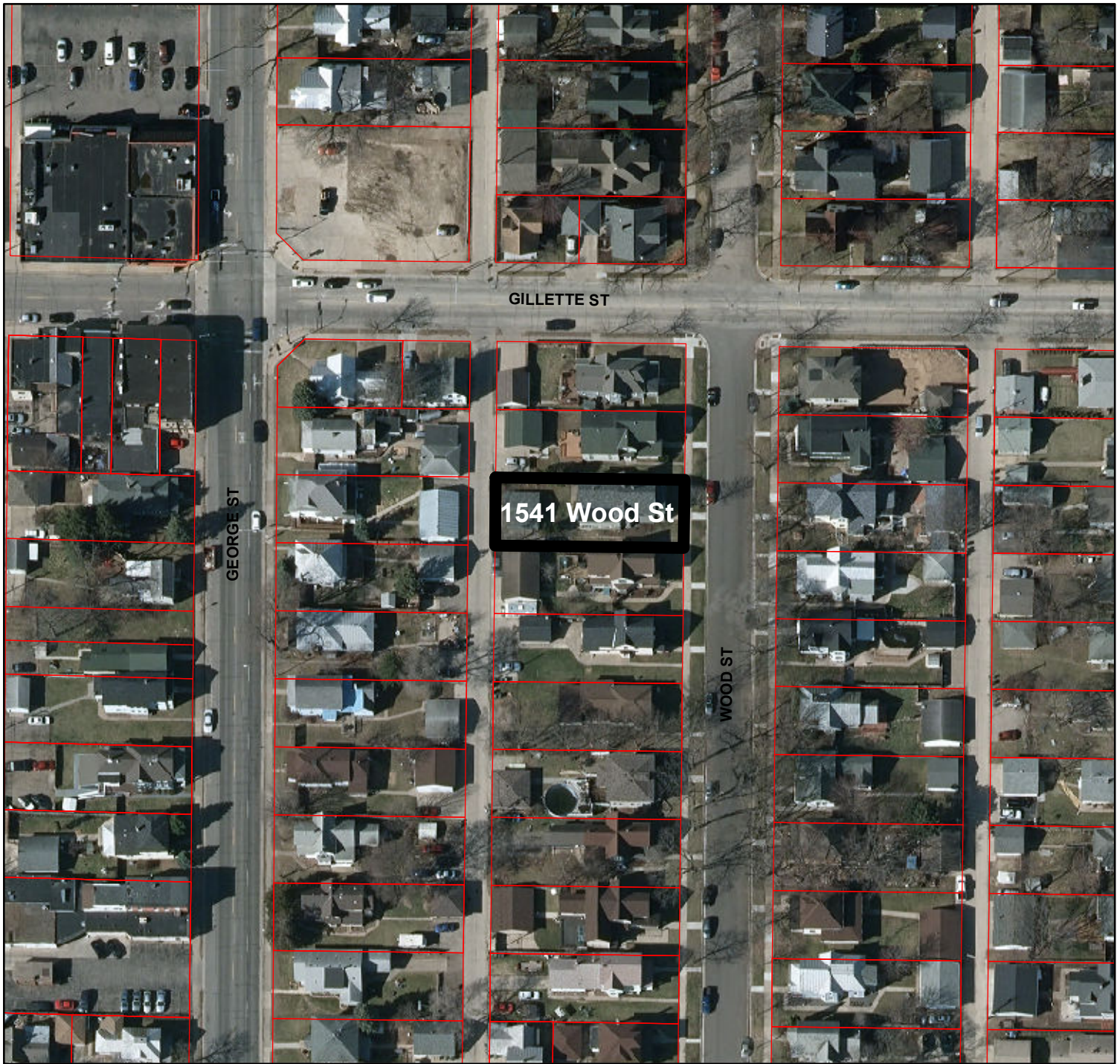
to have enough size to accommodate a conversion, the recommendation of the comprehensive plan, along with the off street parking deficiency and lack of immediate adjacency to higher density units are challenges. Due to these factors, the Planning Department recommends denial of this request.















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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