

Agenda Item 24-1567 (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 Local Business District to the Special Multiple Dwelling District, allowing for low-density residential housing at 818 Vine Street.

General Location

Aldermanic District 9, Downtown Neighborhood, on the southwest corner of Vine St. and 9th St. N., as depicted in Map 24-1567. Adjacent uses include single-unit and multi-unit residential and an office.

Background Information

The primary building appears to have two distinct parts—a two-story structure that was likely historically used as a neighborhood commercial building, and a single-story addition that appears residential in nature. The applicant states the addition has always been residential. Since it is zoned C1 and has not been used as a residence for over 12 months, it lost its legally nonconforming status. The number of units is unclear from the application, but it appears that it would be converted to 3-4 total units. The applicant intends to improve the property and general appearance. R-6 would allow up to 21 units on a lot this size.

Recommendation of Other Boards and Commissions

None.

Consistency with Adopted Comprehensive Plan

The Future Land Use Map indicates that Low-Density is acceptable for the Downtown Neighborhood; Medium-Density Residential is desirable when it fits the scale and character of surrounding housing types. There is also a need to increase affordable housing, and a desire for smaller-format commercial uses.



















Staff Recommendation

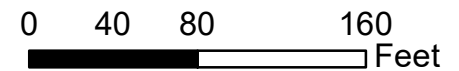
Approval—the desired rezoning would be consistent with past residential use and desired future land use, while reusing an existing building.

Routing J&A 1.2.2025



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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