

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 2, 2015**

➤ **AGENDA ITEM – 15-1014 (Jason Gilman)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Single Family District to the Residence District at 415 13th St. S. allowing for an owner-occupied duplex.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC15-1014** from the R1-Single Family District to the R2-Residence District. The applicant would like to rezone her property to accommodate an existing structure which was constructed as a duplex to be used as a two-family dwelling. It is important to note that the parcel currently contains two separate structures that are individually dwelling units and the owner is converting the smaller structure in the rear to a detached garage or accessory structure.

Although somewhat immaterial to this decision, the owner has stated in the application materials that her intent is to owner-occupy the structure.

➤ **GENERAL LOCATION:**

411 13th Street South, La Crosse, WI

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

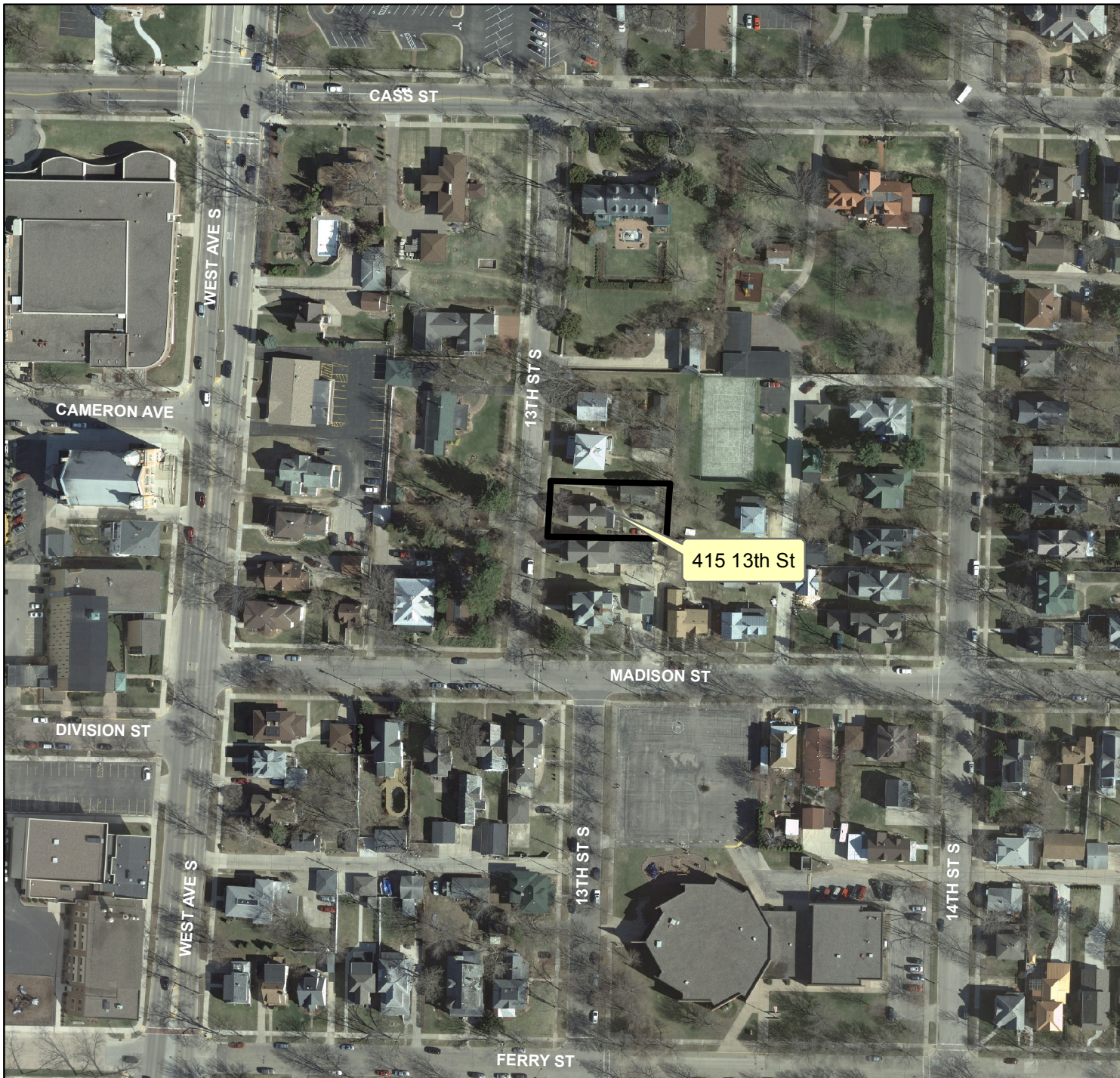
While the neighborhood is predominantly R-1 Single Family, there are several R-2 parcels within a 1 block radius of the parcel.

The parcel is shown as Single Family on the City's Comprehensive Land Use Plan.
























➤ **PLANNING RECOMMENDATION:**

This Ordinance is recommended for approval weighing the fact that the current parcel contains two dwelling units and the general neighborhood contains some

mixed density residential uses. It is also the Planning Department's general practice that "granny flat" or accessory style apartments are not inconsistent with single family uses as they can accommodate an aging relative, student intern or associated tenant.



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

