

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 29, 2021**

➤ **AGENDA ITEM – 21-1587 (Lewis Kuhlman)**

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 Residence District to the Residence District allowing for the creation of a duplex at 719 Losey Blvd. N.

➤ **ROUTING:** J&A 11.30.21

➤ **BACKGROUND INFORMATION:**

The structure was originally built as a side-by-side duplex, but was converted to a single unit years ago. It had two three-bedroom units and is now one six-bedroom unit. The rezoning would allow the new owner to convert it back to a duplex with two three-bedroom units. The internal remodeling would likely not require design review. Applicant suggests a duplex would result in fewer nuisance complaints. It would have a positive effect on housing by increasing the number of units without impacting the neighborhood's physical character.

➤ **GENERAL LOCATION:**

District 3, Grandview Emerson Neighborhood, at the end of Losey Blvd. off of Park Dr. as depicted in Map 21-1587. It is adjacent to a car stereo installer, a park, and both single-unit and multi-unit residences.

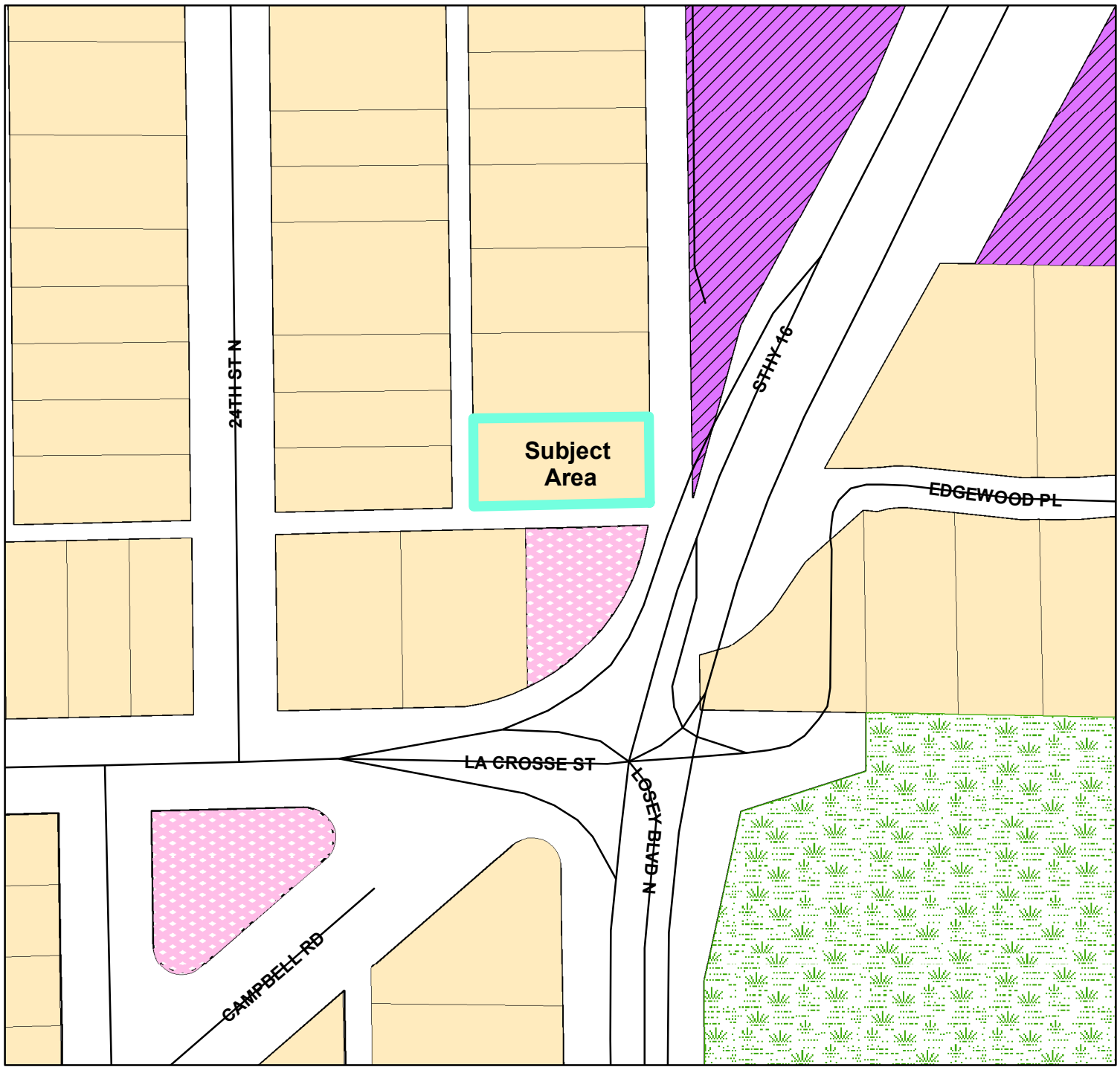
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map identifies this parcel as Single-Family Housing, which is an area predominantly of single unit residences. One duplex would not change this predominance.

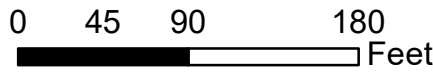
➤ **PLANNING RECOMMENDATION:**

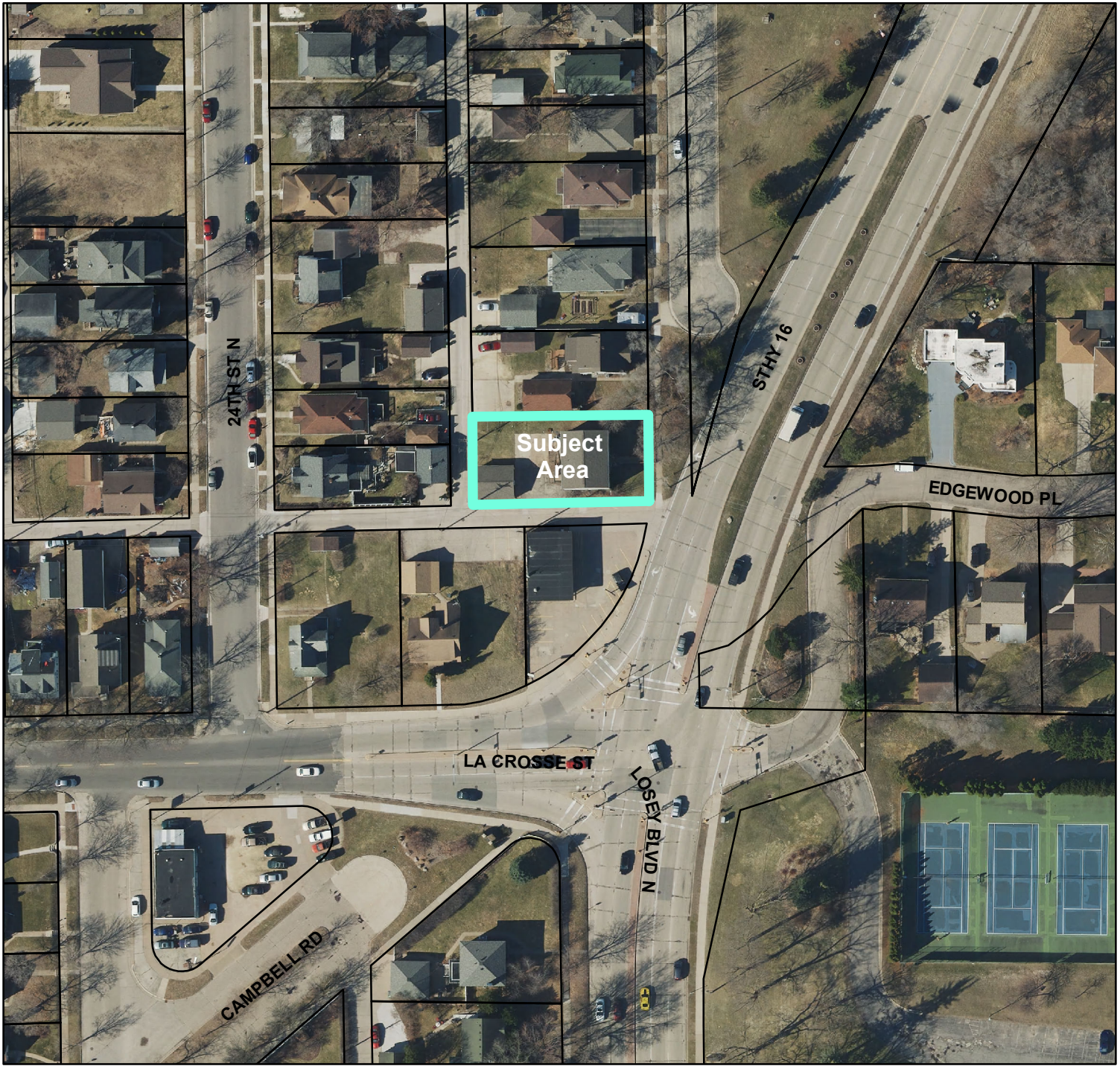
**Approval** – This rezoning would allow the restoration of a duplex and add housing units without impacting the neighborhood's aesthetics.



## 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
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- City Limits
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