

Agenda Item 23-0292 (Tim Acklin & Jenna Dinkel)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single-Family Residence District to the Residence District allowing for an addition to a duplex at 2529-2531 13th Place S.

General Location

Council District 11, not in a Neighborhood Association. Located on 13th Pl S between Chase and Thompson Streets as depicted on attached Map PC23-0292. Surrounding the property is single-family housing.

Background Information

The applicant is requesting a rezoning to build an addition onto an existing legal non-conforming duplex. The addition includes expanding the kitchen and dining room. The property use will stay the same after this zoning change. The current zoning of R1-Single Family does not allow for duplexes. The property owner is looking to rezone the property to R-2 where duplexes are permitted.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

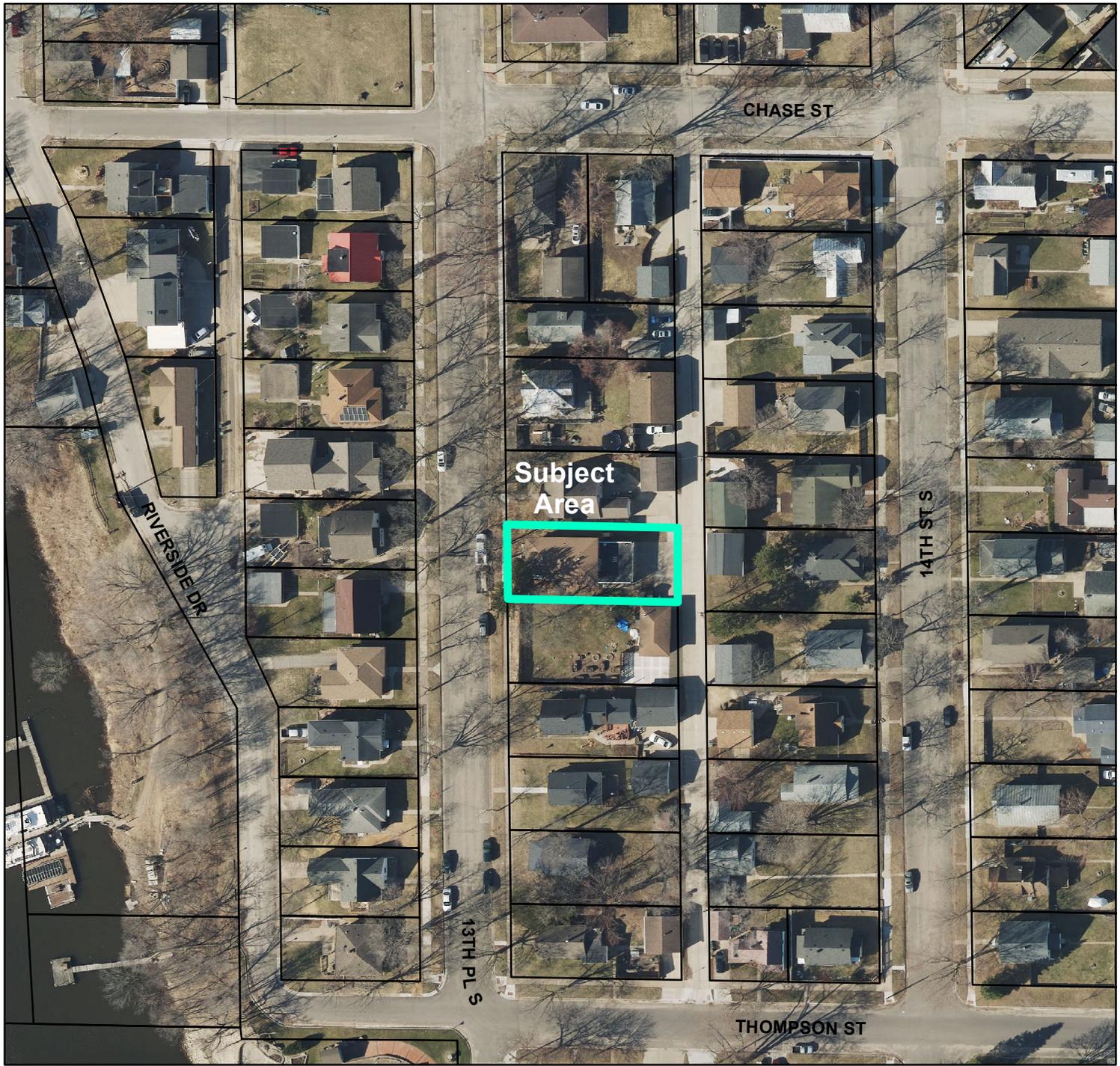
This parcel is depicted as Low/Medium Density Housing. This category includes single- and two-family housing. The density of housing in this category is expected to be not more than 10 housing units per net acre. The proposed rezoning has a density of 13.3 units per acre which is inconsistent with the density component of this classification, but consistent with the land-use description and proposed zoning change.

Staff Recommendation

The Assessor's Office stated this property has been a duplex since at least 2001, but the property has likely been a duplex for longer than that. The applicant also owns the property immediately to the south. To meet side yard setback requirements of R-2 zoning the applicant will need to move their lot line approximately three feet to the south to accommodate the proposed addition. The applicant is in the process of completing a plat of survey to be submitted to the city for approval which is an internal review process. Community Risk Management stated that moving the property line would not impact the viability of future development on the lot to the south.

This item is recommended for approval with the condition that it does not take effect until the plat of survey is approved by the Community Risk Management department.

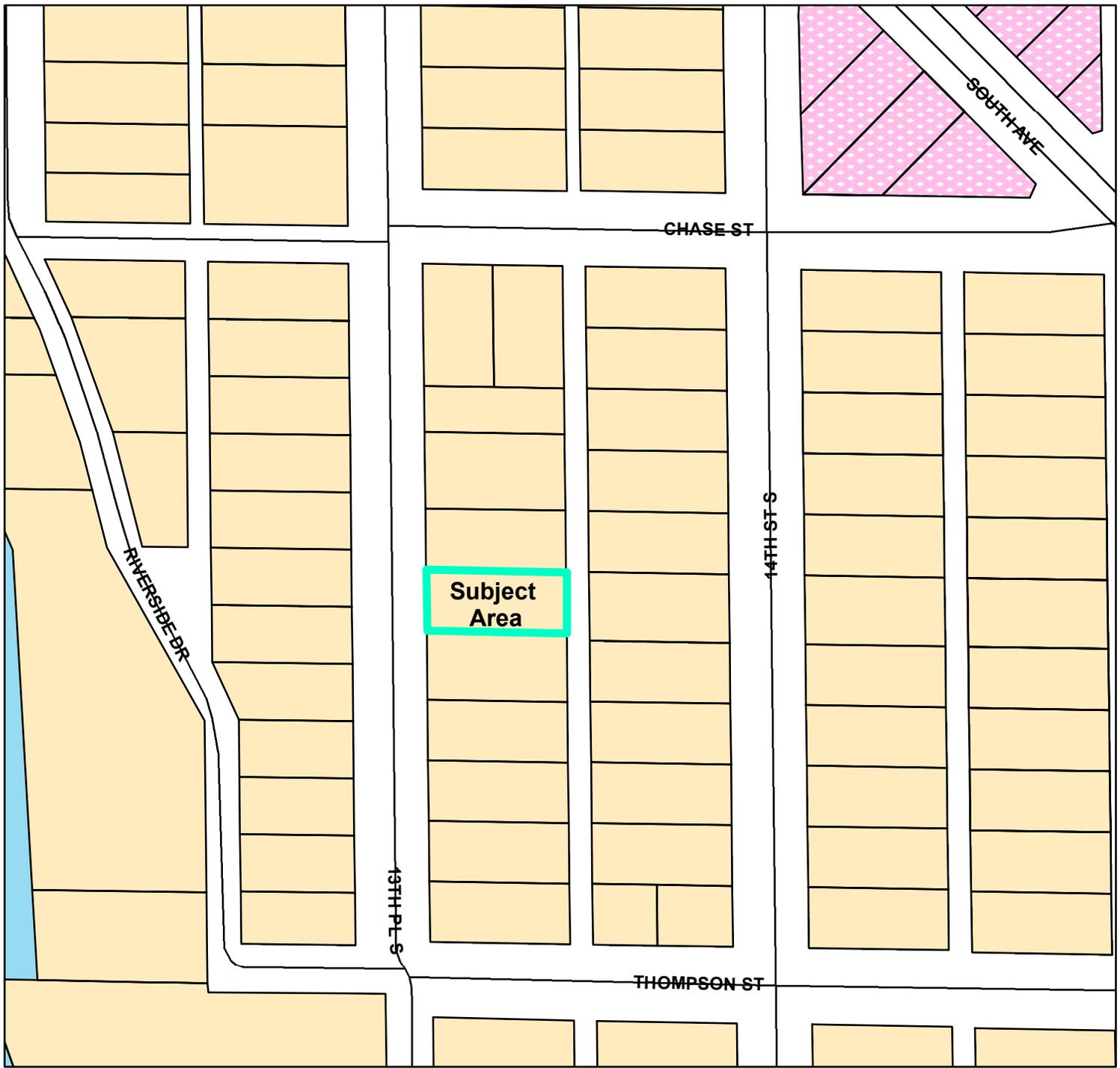
Routing J&A 4.4.2023



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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