

Agenda Item 23-0258 (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 Washburn Residential District to the Residence District allowing for the construction of twin homes at 1106-1108 King Street.

General Location

Council District 8, Downtown and/or Washburn Neighborhood, on the south side of King St. one block from West Ave. as depicted in Map 23-0258. Adjacent uses include single and duplex residences, YMCA facilities, and the REACH Center.

Background Information

There was a duplex on the parcel at least through 2015 according to municipal aerial imagery. The building likely was condemned because there is not a CUP for demolition in the legislative files. Regardless, the property has been vacant. This vacant parcel is nearly twice the size of adjacent parcel at 1112-1114 King St which also has a duplex. Washburn Residential no longer allows multifamily residences as a conditional use, so the parcel must be rezoned to allow for the proposed 3-bedroom twin homes. The applicant states that the designs were made in consultation with the neighborhood.

Recommendation of Other Boards and Commissions

[23-0348](#) – The Design Review Committee reviewed the preliminary design for the twin homes.

[21-0675](#) - A petition to rezone the parcel to Traditional Neighborhood Development to build 16 one-bedroom units was withdrawn.

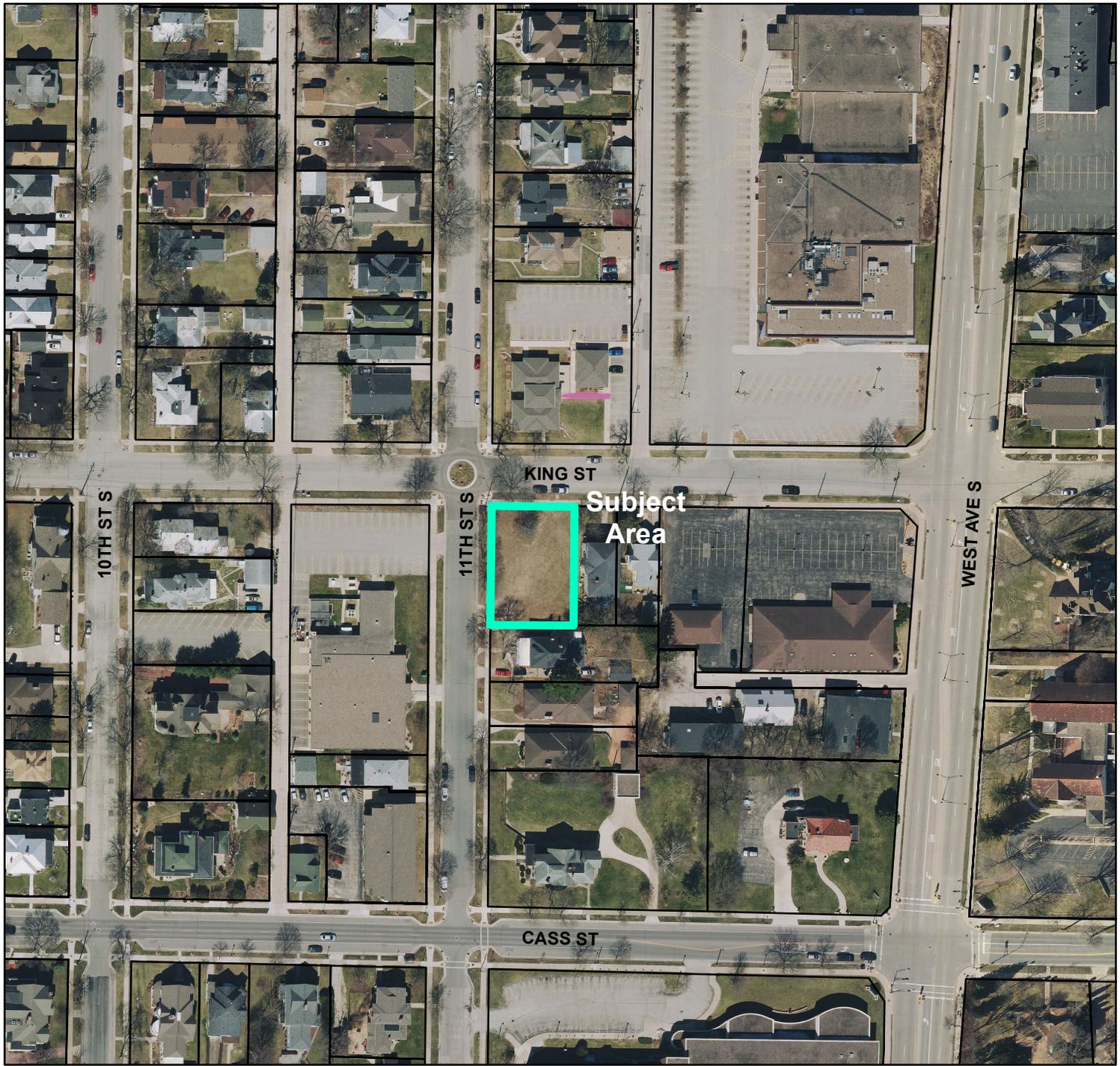
Consistency with Adopted Comprehensive Plan

The Future Land Use Map identifies this parcel as Traditional Neighborhood Development, which allows single-family attached housing. This rezoning could help meet land use objectives for targeted redevelopment, improving land use compatibility, and maintaining traditional urban character.

Staff Recommendation

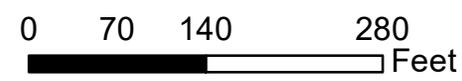
Approval – The proposal meets the objectives of the comprehensive plan outlined.

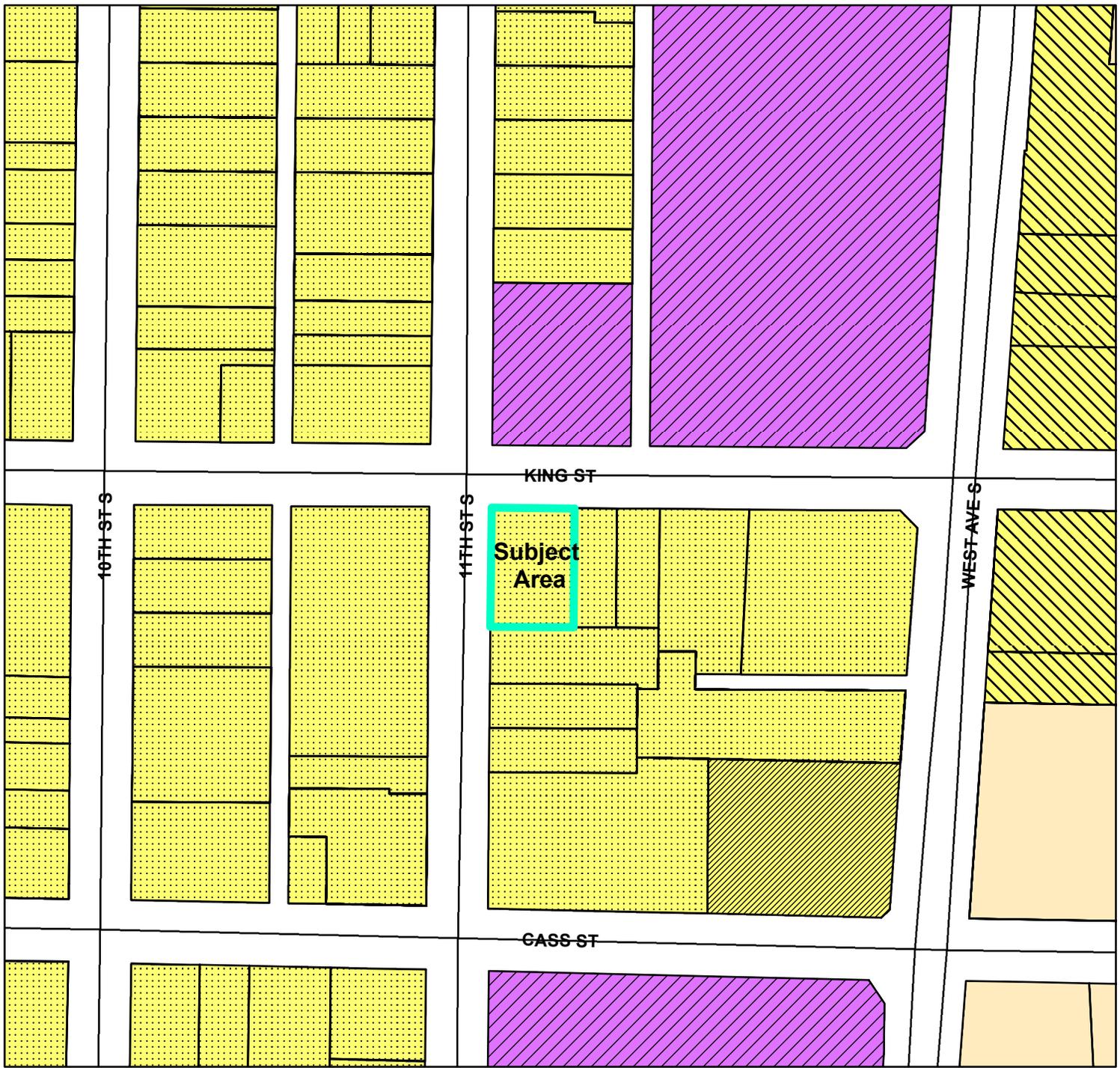
Routing J&A 4.4.2023



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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