

Agenda Item 24-1085 (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 Residence District to the Single-Family Residence District, allowing for the parcel at 1202 Bennett Street to be combined with the adjacent parcel to the west.

General Location

Council District 11, on the south side of Bennett St at West Ave and about two blocks southwest of South Avenue as depicted in Map 24-1085. Adjacent land uses are residential.

Background Information

This 1,917 ft² parcel is in the R2 zoning district like the parcels to its east, which were redeveloped as townhomes around 2002. The owner of 1300 Bennett St purchased the subject parcel in 2006 for use as a driveway. This owner would like to combine the parcels to simplify their tax and utility bills. Its use would not change. To combine the parcels, they need to be in the same zoning district.

Recommendation of Other Boards and Commissions

None

Consistency with Adopted Comprehensive Plan

According to the Future Land Use Map, low-density residential uses allowed in the R1 zoning district are desirable in this neighborhood.

Staff Recommendation

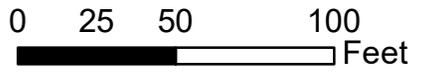
Approval – the use of the parcel will not change and is consistent with adjacent R1 zoned parcels.

Routing J&A 9.3.2024



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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