

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 3, 2014**

➤ **AGENDA ITEM – PC2014-03-03-09**

AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinance of the City of La Crosse by transferring certain property from the Single Family District to the Residence District to allow property to be rented as a duplex at 2326-2328 State St.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The subject ordinance would transfer that property depicted on attached **MAP PC2014-03-03-09** from the R1-Single Family Residence District to the R2-Residence District. The single family home located at 2326 State Street was once retrofitted for a duplex. This property was foreclosed on February 12, 2013 and it was vacant for over one year, which then reverts the use to the current zoning district. The petitioner purchased this property in 2014, and intends to rent out the house as a duplex for student housing.

➤ **GENERAL LOCATION:**

One (1) block west of Losey Blvd., and five blocks east of UW-L campus. (2326-2328 State St)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























No, the comprehensive plan clearly states that “higher densities [housing] should not be allowed in the midst of blocks of single-family housing.”

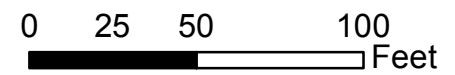
➤ **PLANNING RECOMMENDATION:**

An effort is underway in this City, to shift student housing away from traditional single-family neighborhoods and toward the higher density student housing neighborhood between WTC and UW-L. This property was constructed as single family dwelling in a single family-owner occupied residential neighborhood. The nearest parcel with an R2-Residence parcel is located five (5) blocks away. This property lost its duplex use because it was not used as a duplex for 12 consecutive months. The proposed Ordinance to rezone this parcel to R2-Residential would be considered spot zoning. **This Ordinance is recommended for denial.**



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

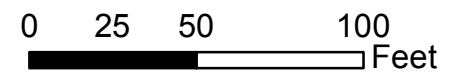


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