

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 2, 2019**

- **AGENDA ITEM – 19-1686 (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 District to the Residence District allowing property to be rented as a duplex at 1452 George St.

- **ROUTING:** CPC 12/2/19; J&A 12/3/19

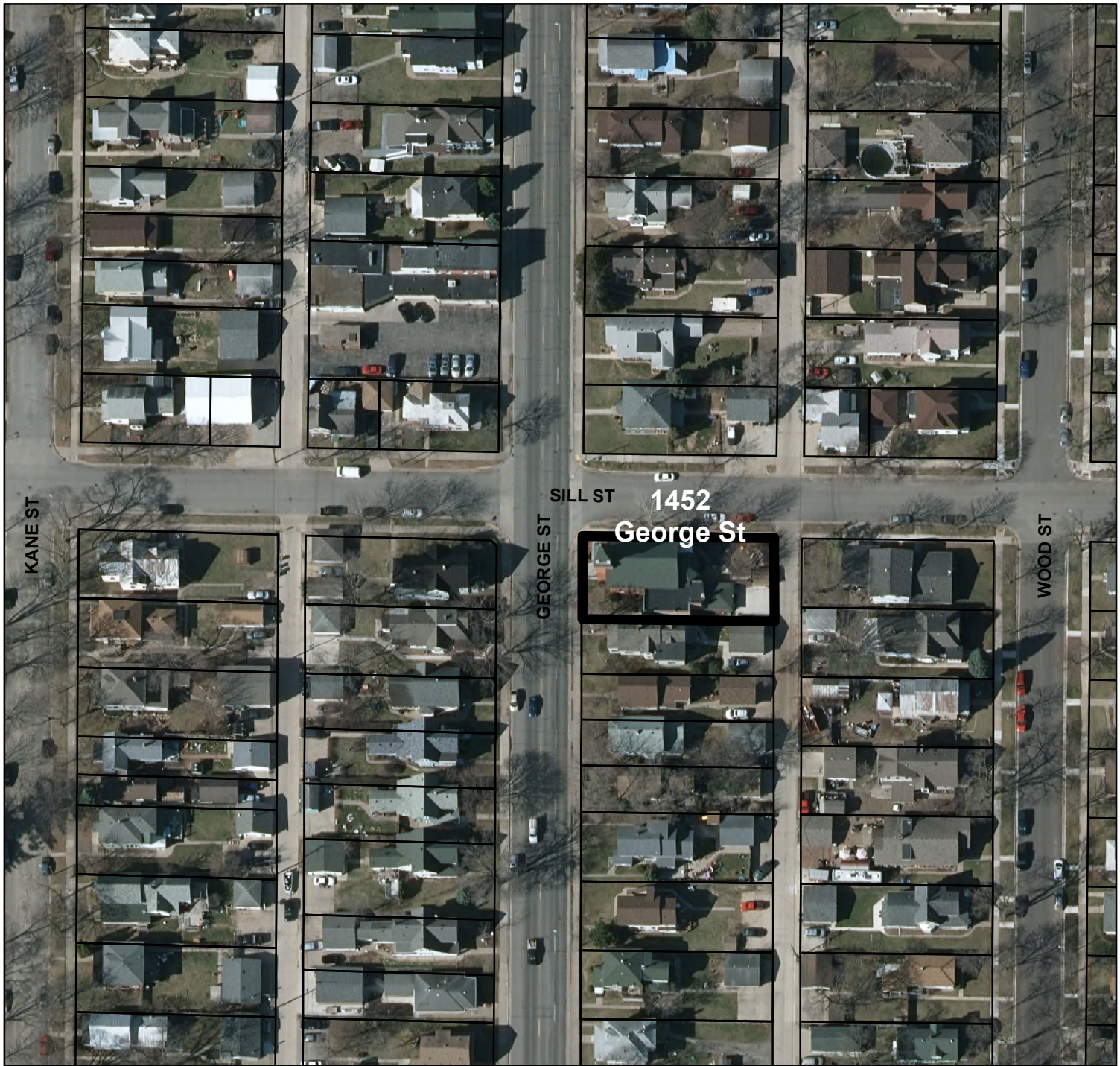
- **BACKGROUND INFORMATION:**
The property was originally a church and is being used for a low-income single-unit rental property. The owner would like to rent it as a low-income duplex. A prospective buyer could not get a mortgage on the property because appraisers could not find a comparable property to establish its value. Applicant states that bankers could find comparable properties if it were zoned R2 – Residence. This rezoning would not change the character of the building.

- **GENERAL LOCATION:**
Logan Northside Neighborhood, SW corner of George and Sill Streets as depicted in MAP 19-1696.

- **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 provides for areas *dominated by* single-family housing. A duplex would be allowed since it is not *exclusively* single-family housing.

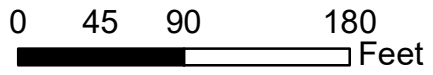
- **PLANNING RECOMMENDATION:**
Approval – this rezoning would allow the building to continue to be used, improved, and adapted for changing housing needs in the community.

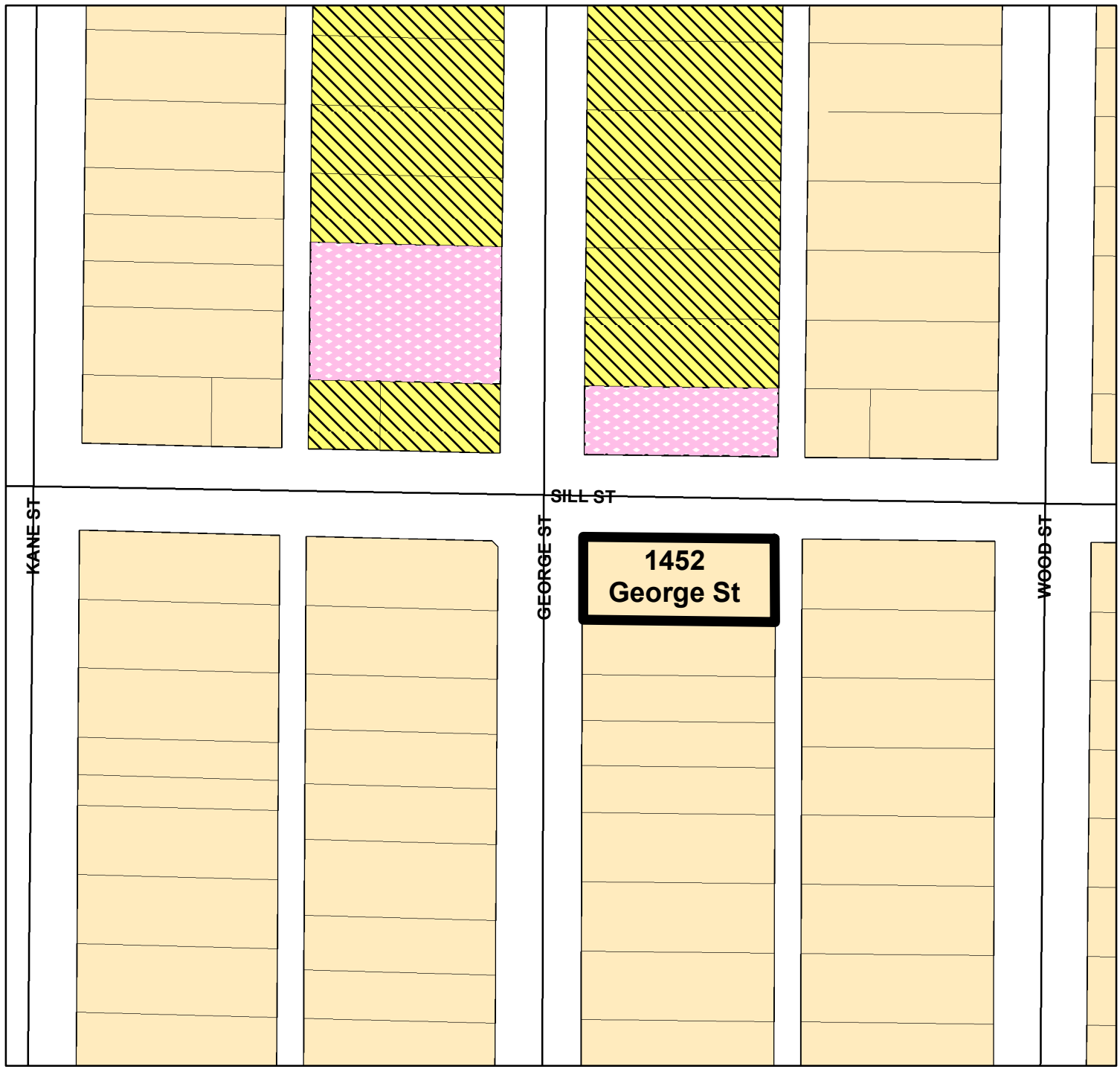


BASIC ZONING DISTRICTS

	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
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	FW - FLOODWAY
	A1 - AGRICULTURAL
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