

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
October 31, 2016**

➤ **AGENDA ITEM – 16-1025 (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 for duplex at 1527 Loomis Street.

➤ **ROUTING:** J&A Committee, Public Hearing 11/1/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The subject property is a two-unit residence with separate electric, heating, and cooling. However, the current owner has not used it as such for ten years, so it is no longer permitted for two residences. Applicant states this restriction is making it difficult to sell. There are R1 parcels on the block, across the street, and across the alley that have two-unit residences. Applicant has received positive feedback from the neighbors about the proposed rezoning.

➤ **GENERAL LOCATION:**

In the Logan-Northside Neighborhood, south of Gillette St. and two blocks off George St. as depicted in the attached **MAP PC16-1025**.

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

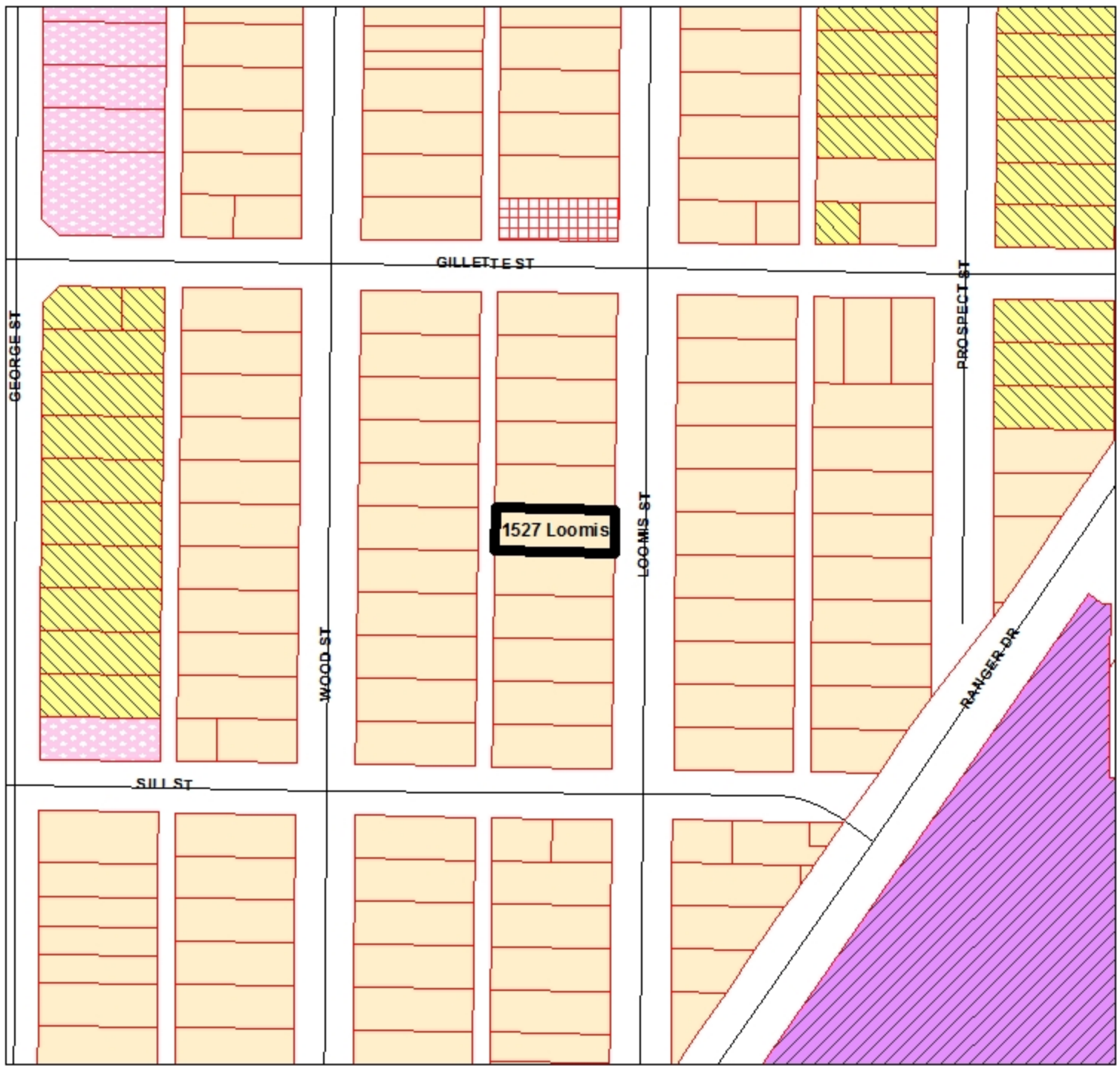
None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This ordinance is not strictly consistent with the adopted comprehensive plan. The Future Land Use Map has identified the property as “Single Family Housing.” However, there is room for interpretation – the definition provides for “areas *dominated* by single family housing” (emphasis added), not *entirely* single family housing.

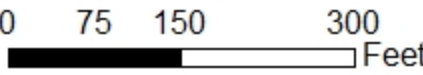
➤ **PLANNING RECOMMENDATION:**

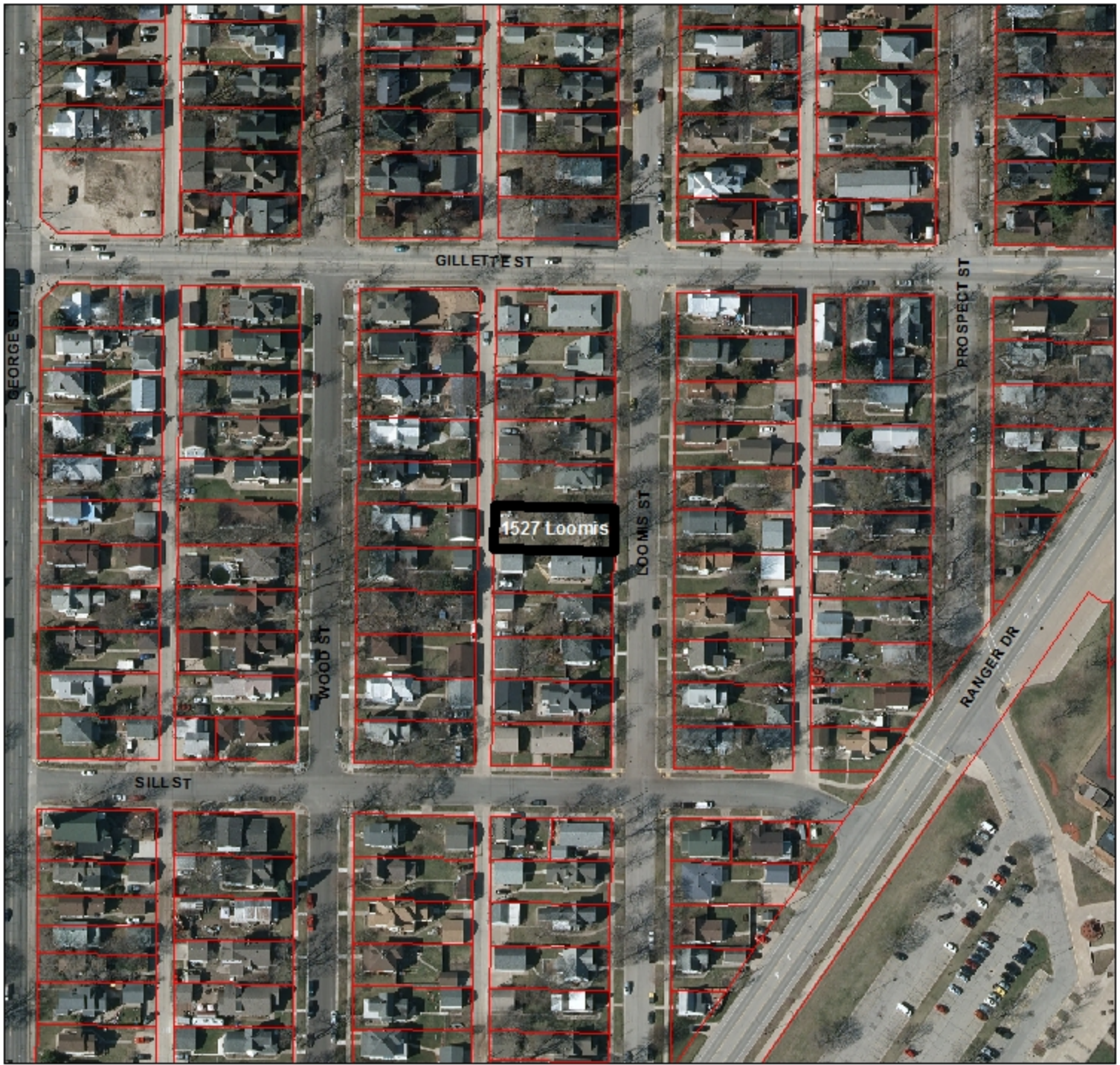
**Planning staff recommends approval of this ordinance.** The residence was formerly a two-unit residence, is adjacent to two-unit residences. The new zoning would not be considered spot zoning because it is not totally different in size or scale from adjacent properties, like an industrial or commercial district.



### 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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