

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
June 2, 2014**

➤ **AGENDA ITEM – PC2014-06-02-02**

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 for twin homes at 1409-1411 Nakomis Avenue.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer that property depicted on attached **MAP PC2014-06-02-02** from the R-1 Single Family District to the R-2 Residence District. This parcel is currently being used as a duplex rental, and it has been used a duplex since 1960. The quality of the proposed development appears to be compatible with neighboring waterfront properties with assessed values ranging from \$300,000 - \$600,000. The applicant estimates that the value of the redevelopment will be \$650,000. An image illustrating the architecture of the proposed side-by-side owner occupied twin homes is attached.

➤ **GENERAL LOCATION:**

Located on the west side of Nakomis Ave, approximately a quarter mile north of Clinton St.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This item appears consistent with the comprehensive plan to encourage a mix of residential uses and densities that are compatible with surrounding uses, as well as encouraging quality owner-occupied residences.

➤ **PLANNING RECOMMENDATION:**

This item could be considered spot zoning, but given the fact that the property currently is a duplex and there are relatively limited residential options, dominated by single family residence on Nakomis Avenue, and given the high quality of the proposed redevelopment, **this item is recommended for approval so long as the property is restricted to owner-occupied twin homes on both sides.** An owner-occupied twin home would not be contrary to the public interest for this area of the City.

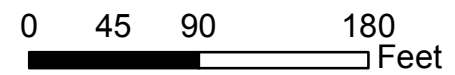


1409-1411  
NAKOMIS AVE

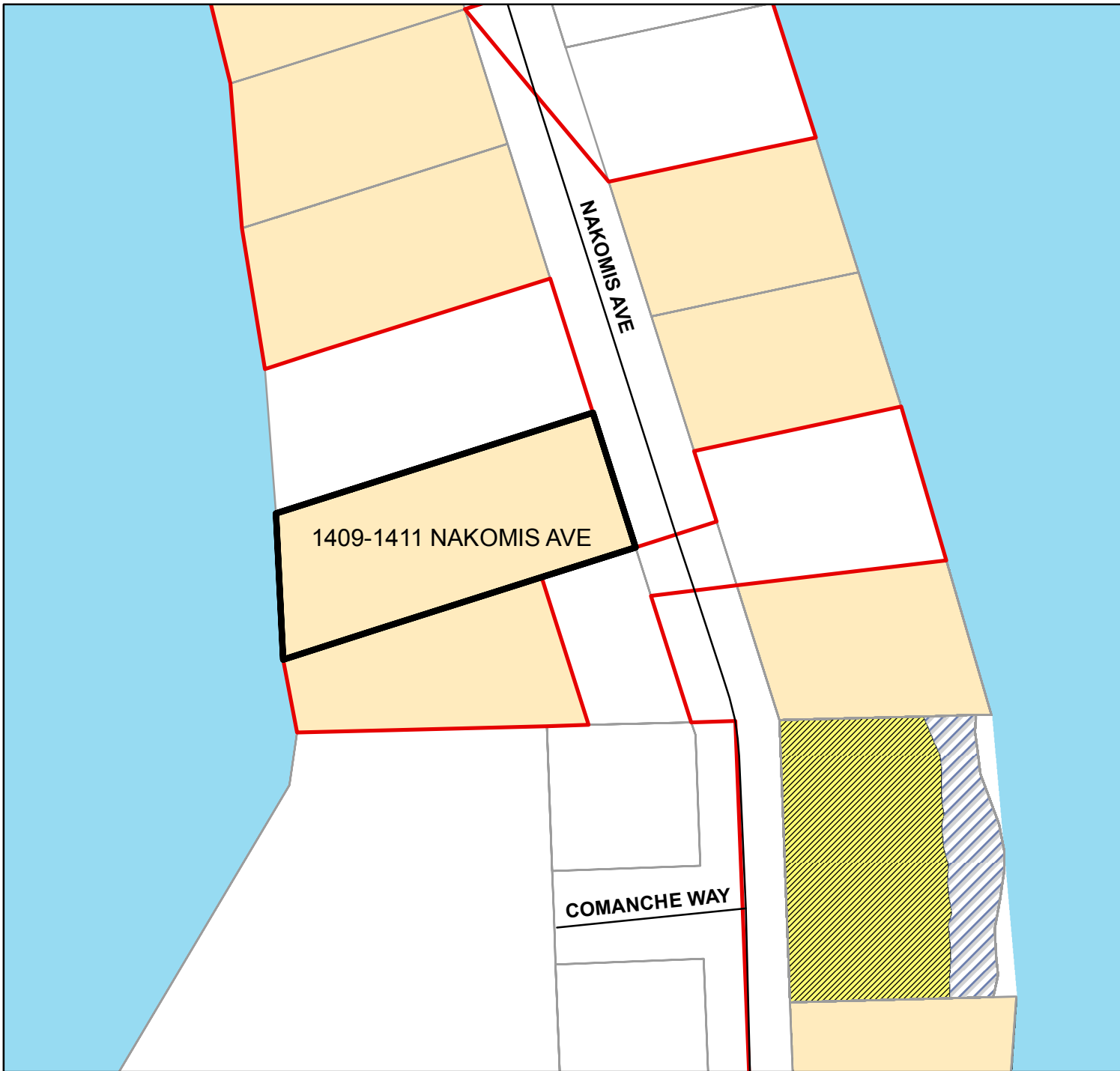
COMANCHE WAY

# 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

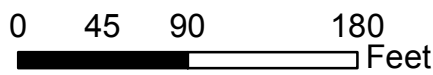


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## Plan Profile

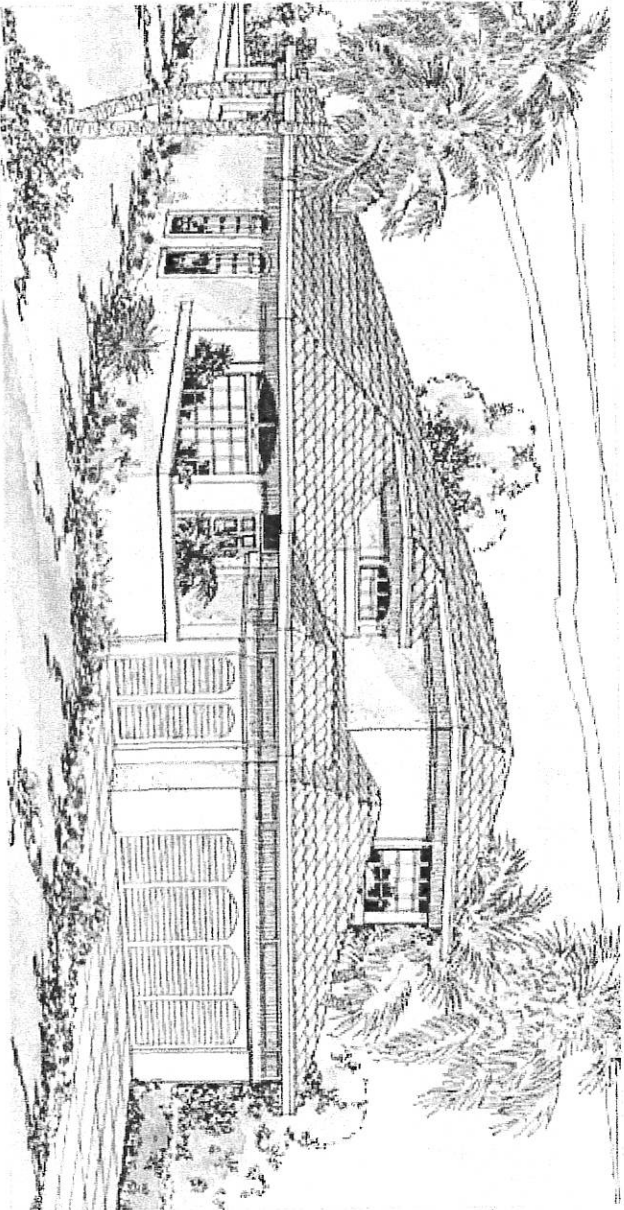
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**Cortez 11-011**

A secluded entry courtyard hides behind the decorative double doors of this Mediterranean-style home. Inside, high plant shelves mark the boundary between the living and dining rooms, both of which are vaulted. From the kitchen sink, you can keep tabs on the living room and nook, or gaze out across the covered terrace and beyond.

[Click items to enlarge](#)

[Mirror Images](#)



Cortez - Mediterranean Home Plan - Front Elevation

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(2) Example of Proposed new use