

Agenda Item 24-1207 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Local Business District to the Multiple Dwelling District, allowing for remodel of the current home into a roominghouse at 215 Copeland Ave.

General Location

Council District 3, block bounded by Copeland Ave, Car, Sumner, and Monitor Streets as depicted on attached Map 24-1207. Parcel is in Lower Northside & Depot Neighborhood Association. Surrounding land uses within a two-block radius are industrial to the west, industrial and residential to the north, residential and commercial to the east and south. Residential is mostly single-family homes but does include several duplexes. There are some larger multi-family buildings.

Background Information

This item is related to agenda Item #24-1208. The applicant is requesting to rezone the subject property to the Multiple Dwelling zoning district to convert the existing house into a ten (10) bedroom rooming house. The applicant is also requesting approval of a Conditional Use Permit to permit a rooming house in this zoning district. (24-1208)

The applicant states that they would purchase the house and invest in its renovation to a rooming house with ten bedrooms sharing one kitchen and two bathrooms. The existing house currently has ten bedrooms. The applicant also states that they intend for this project to provide additional affordable housing options to La Crosse residents.

Plans indicate that only four (4) off-street parking spaces are being provided. Off-Street parking requirements for rooming houses are one space for every two beds, plus one space for every three employees. Since there are no on-site employees and 10 beds the off-street requirement for the proposed use will be five (5) parking spaces.

Recommendation of Other Boards and Commissions.

N/A

Consistency with Adopted Comprehensive Plan

This property is located within the Highway Route 53 Corridor (C-3) in the Comprehensive Plan. The land use category for the proposed rooming house would be considered "Low Density Residential" which is considered "Acceptable" in this area.

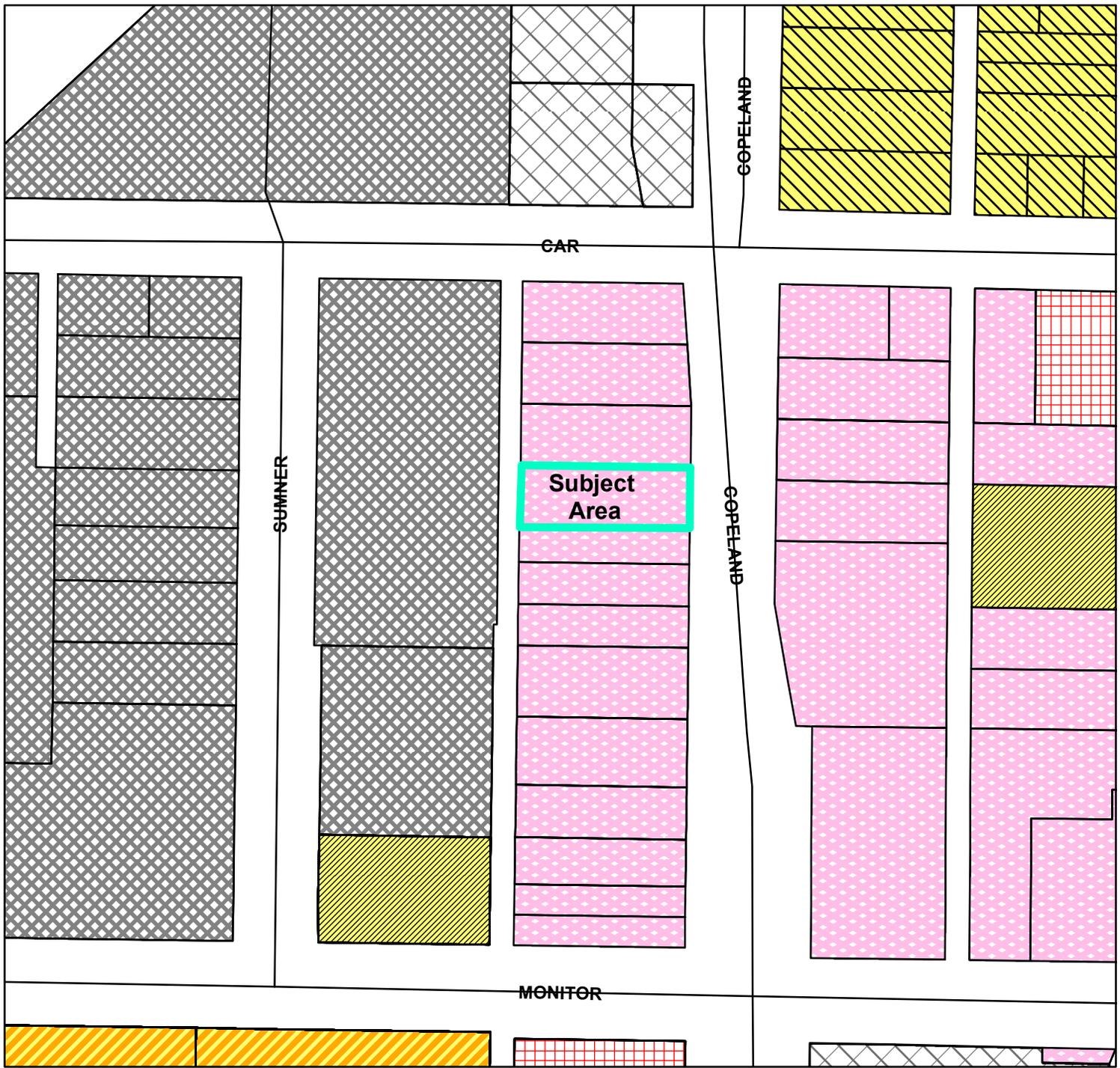
This property is adjacent to Pulse Node D (Monitor Street) in the Hwy 53 Corridor Master Plan which calls for transitional residential densities adjacent to single family housing. A ten-bedroom rooming house along a major arterial/State Hwy would be considered transitional residential.

Staff Recommendation

Staff has no concerns with transitioning the current house to a rooming house. This type of residential allows for the existing single-unit home to remain rather than demolishing it for what would likely be a larger multi-family structure which has been opposed along this corridor in the past. Staff acknowledges that there is not enough off-street parking being provided for each tenant however, there is quite a lot of on-street parking available along both sides of Copeland Ave. Since the applicant will be short one required parking space they will need to apply for a variance from the Board of Zoning Appeals. Since both sides of Copeland Ave between Car and Monitor Streets are all zoned C1-Local Business, rezoning this parcel to R5-Multiple Dwelling may be considered spot zoning. However, since the majority of the block (13 of 19 parcels) is used for residential and rezoning this parcel to residential is consistent with the comprehensive plan it would not be an example of spot zoning.

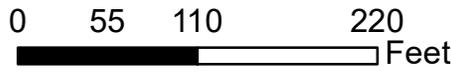
This item is recommended for approval.

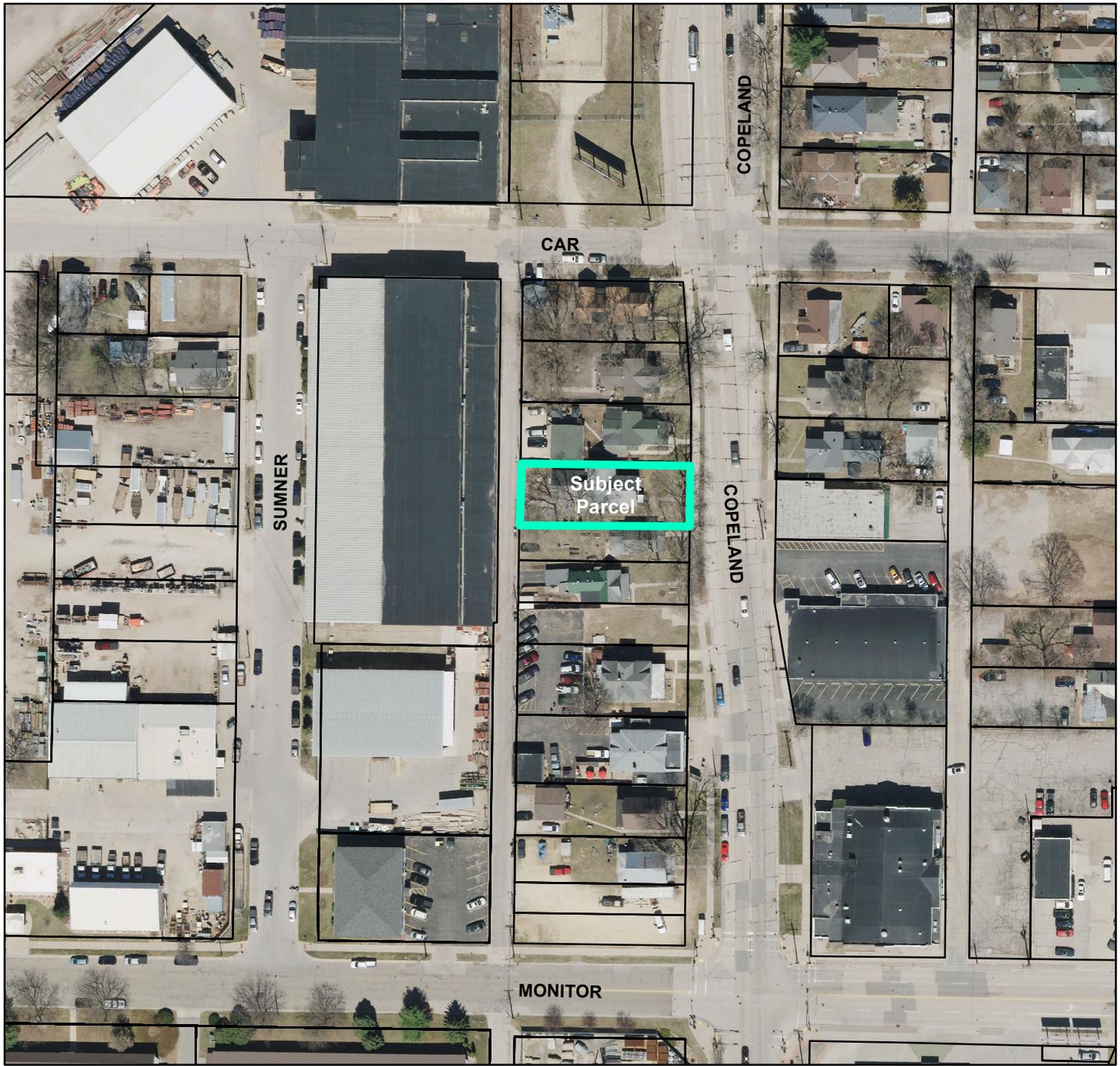
Routing J&A 10.1.2024



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
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





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