

**Agenda Item 22-1483 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Washburn Residential District to the Residence District allowing for a two-unit duplex as a rental at 530 8th St S.

**General Location**

Council District 9, Washburn Neighborhood, on the northwest corner of 8<sup>th</sup> St and Ferry St as depicted in Map 22-1483. It is adjacent to Lincoln Middle School, a nondescript mixed-use building, and multi-unit and single unit housing.

**Background Information**

This residence was converted to a duplex years ago, but the use for more than a single household is not allowed in the Washburn Residential District. It has lost its legally nonconforming status due to its vacancy. Since it is not a new or significantly renovated building, it would not need to meet design requirements. It is already served by utilities. The address is “very walkable” according to Walkscore.com. This rezoning would not impact the impermeable surface of the parcel since the building is already in place. While each unit has one bedroom, the zoning code requires two parking spaces for each unit for a total of four. This is a corner lot adjacent to about four on-street parking spaces. It is within 3 blocks of bus stops for MTU routes 1 and 2.

**Recommendation of Other Boards and Commissions**

None

**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map indicates this parcel as Traditional Neighborhood Development, which includes a variety of housing types. This rezoning would meet land use objectives to maintain traditional urban character (the house is similar in size and scale to adjacent residences) and for compact growth (the parcel is in a built-out area of the city).

**Staff Recommendation**

**Approval** - Allowing an additional housing unit would be the sort of organic, incremental growth that would likely not have a significant negative impact on the City or citizens. The neighborhood’s walkability means occupants would likely have a minimal impact on traffic congestion as well.

Requiring at least four parking spaces for two one-bedroom units seems onerous and the Common Council may want to consider amending the minimum parking requirements in Sec. 115-393.

**Routing J&A 1.3.2023**

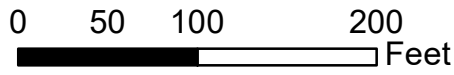


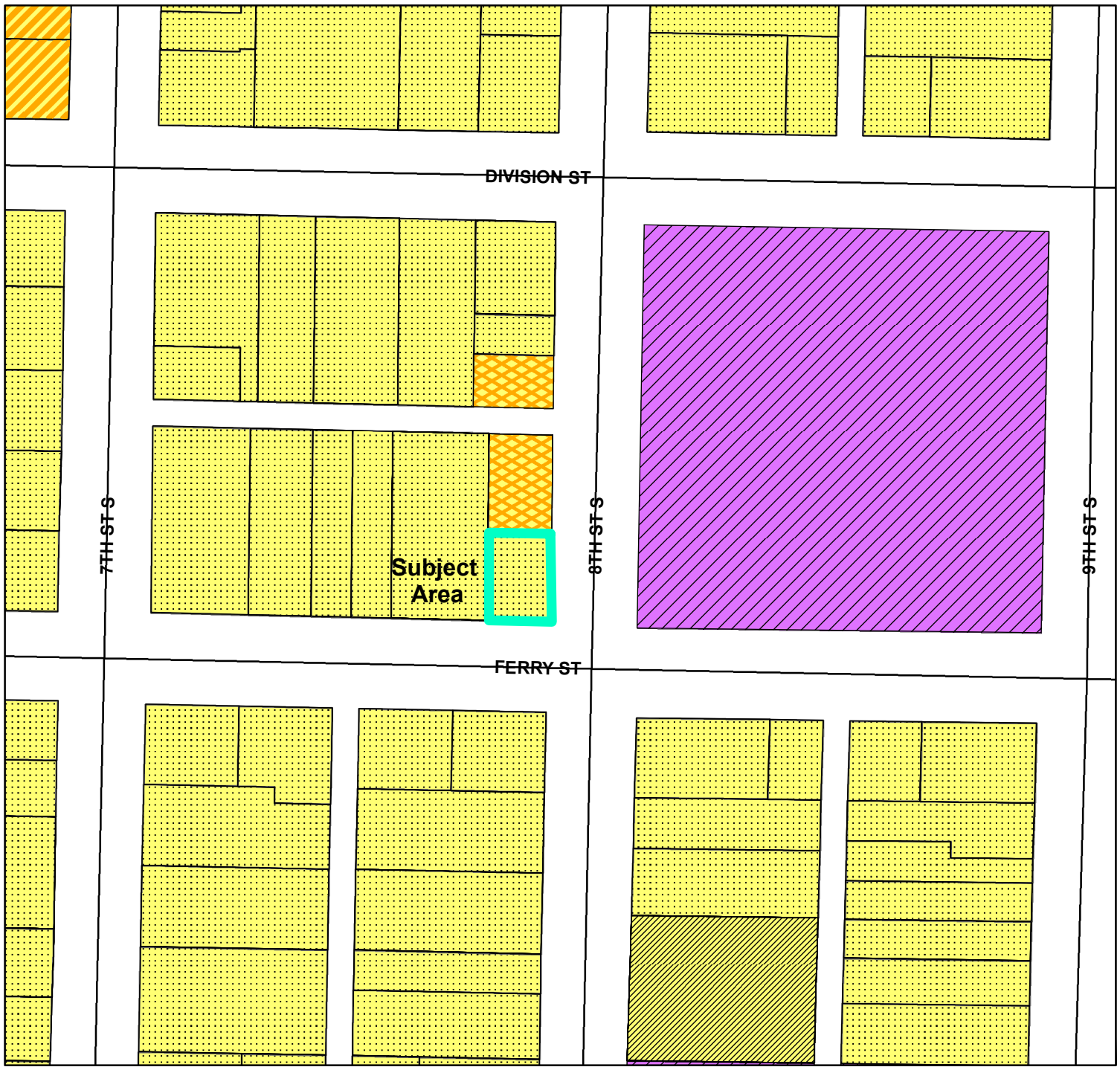


## BASIC ZONING DISTRICTS

	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
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