

Agenda Item 23-0765 (Jenna Dinkel)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Residence District allowing for construction of a 2-unit townhome at 943 Hood Street.

General Location

Council District 8, Powell-Poage Hamilton Neighborhood Association. Located on Hood St between 9th and 10th street as depicted on attached Map PC23-0765. Surrounding the property is single-family housing.

Background Information

The current parcel was previously two separate parcels (945 and 943 Hood) with a house on each. 945 Hood was issued a raze and remove order in 2019 and was removed. 943 Hood was condemned in 2021 and demolished. Both properties were bought by the City and the two parcels were combined into one.

The applicant, who purchased the property from the City, is requesting a rezoning to construct a two-unit townhome. The townhome will be 1008 square feet with a detached garage in the back. Both units are anticipated to be sold for less than \$200,000. Each unit will be two bedrooms and one and a half bathrooms. Proposed plans of the townhome are attached to the legislation.

The City has a developers agreement with the applicant requiring the development be owner occupied for at least 20 years.

Recommendation of Other Boards and Commissions

The plans for the townhome will still have to go through the City's design review process.

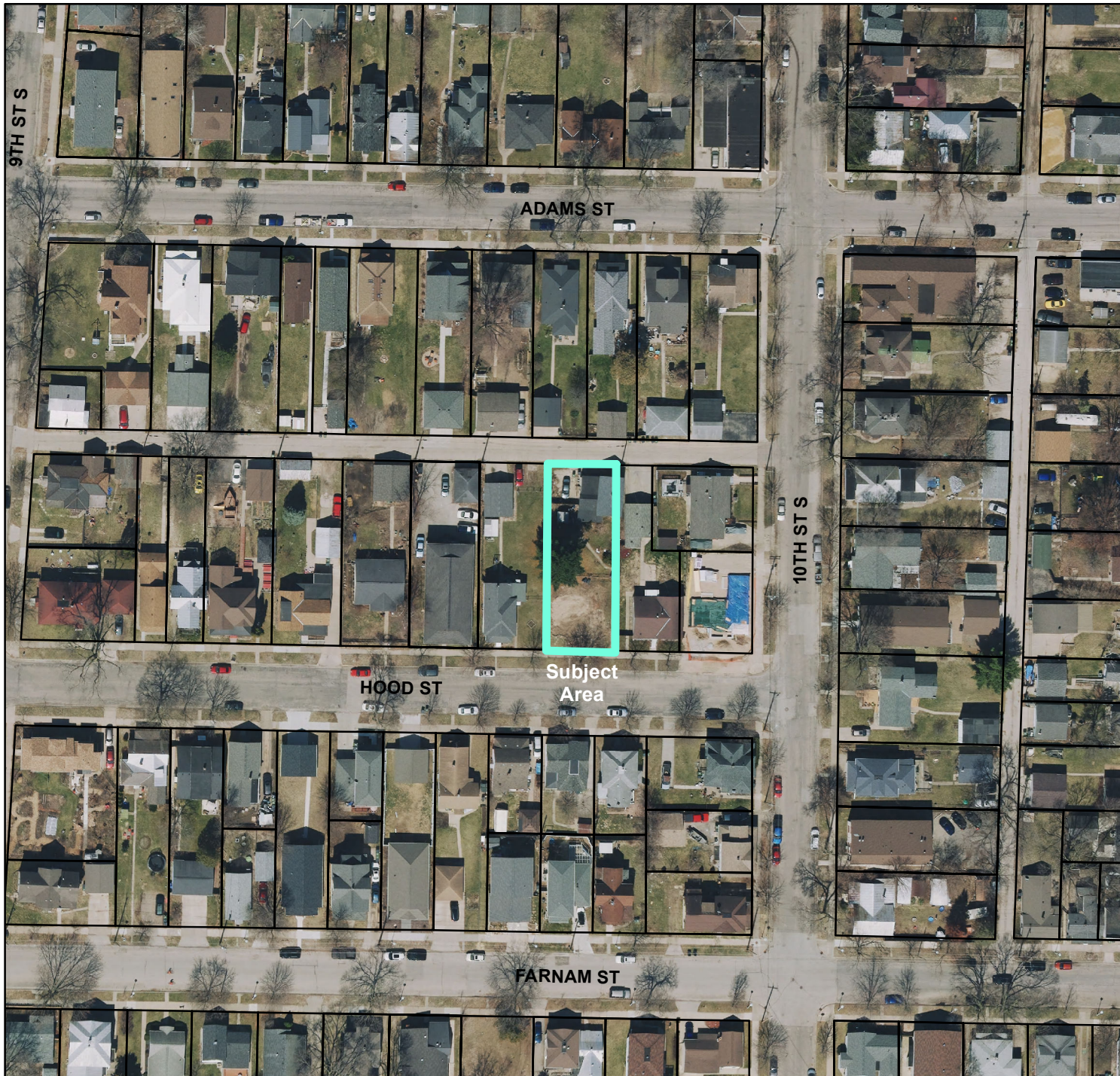
Consistency with Adopted Comprehensive Plan

The Future Land Use for this area is Traditional Neighborhood Development, which includes a variety of housing unit types and densities. The density in Traditional Neighborhood Development is expected to be greater than 4 housing unites per net acre. The proposed rezoning has a density of 11.36 units per acre which is consistent with the Traditional Neighborhood Development zoning.


Staff Recommendation

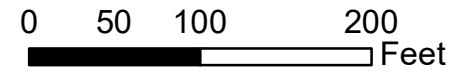
This item is recommended for **approval**.

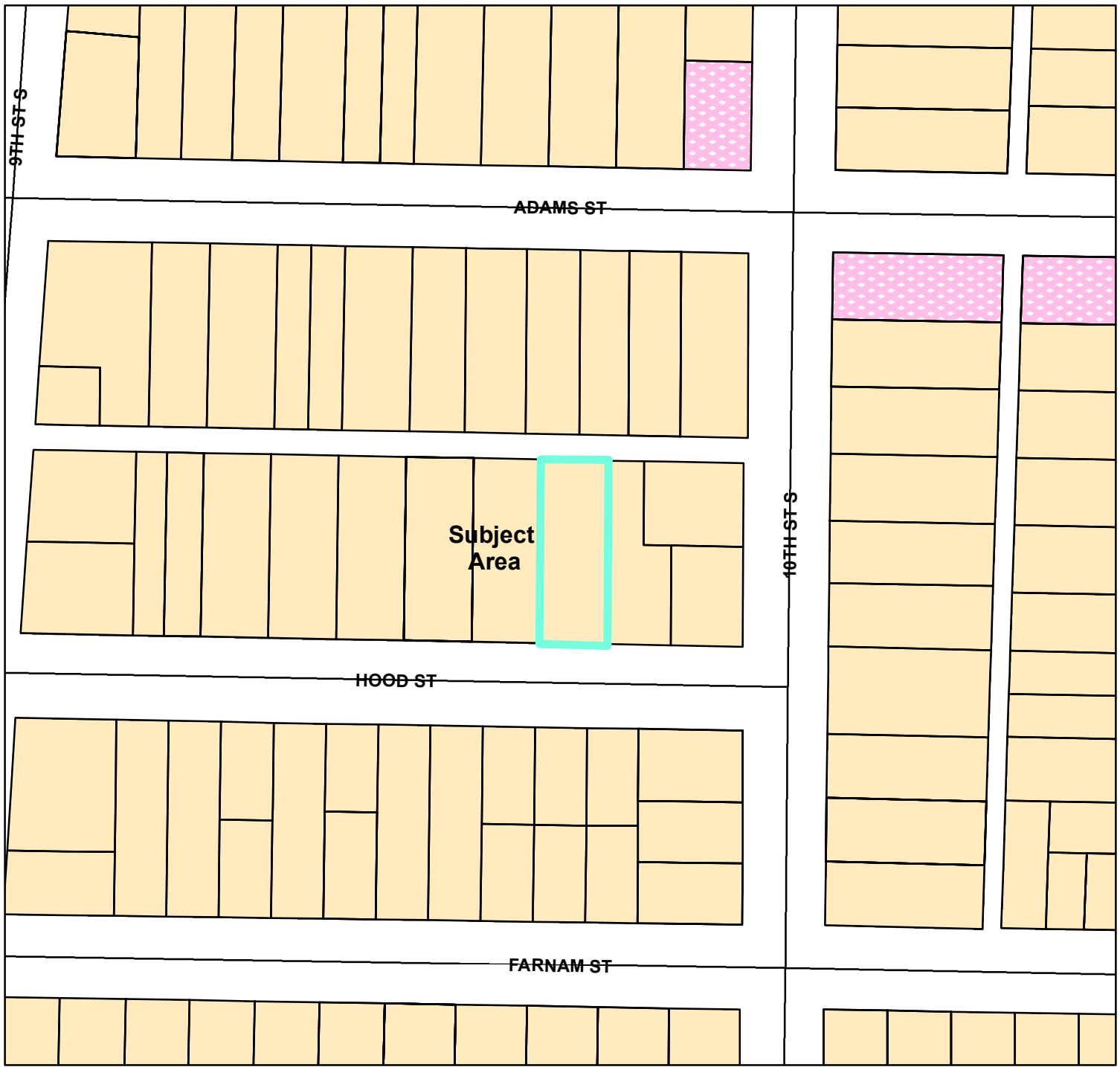
Routing J&A 8.1.2023



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
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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

