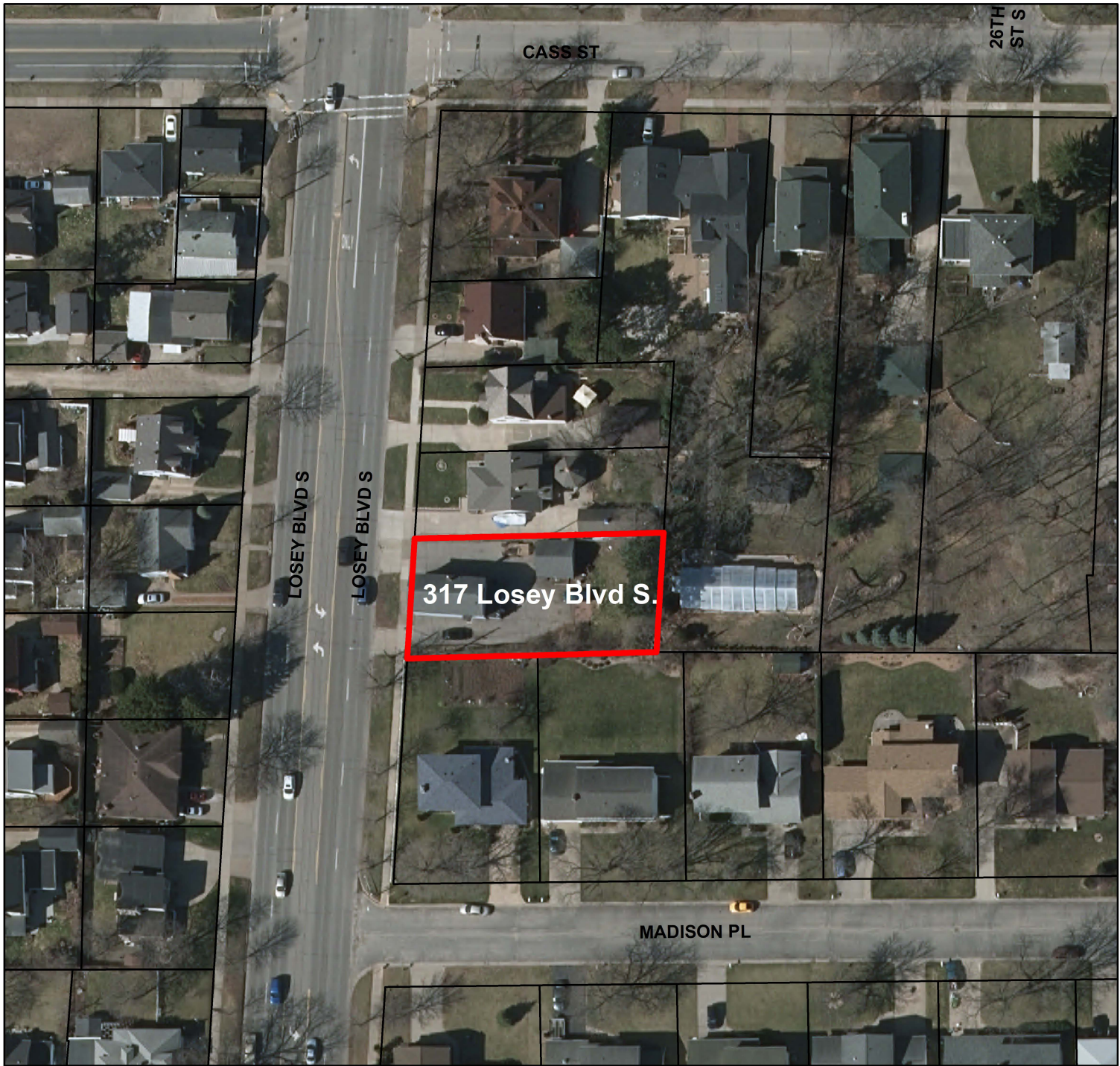


**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 2, 2020**

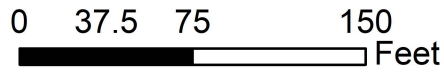
- **AGENDA ITEM – 20-0258 (Lewis Kuhlman)**
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single-Family District to the Residence District allowing duplex at 317 Losey Blvd. S.
- **ROUTING:** CPC 3/2/2020; J&A 3/3/2020
- **BACKGROUND INFORMATION:**
The building appears to have previously hosted a commercial unit on the first floor and residential unit on the second. It was later zoned R1 – Single Family, making those uses nonconforming. The owner’s intent is to create a duplex with a two-bedroom unit and a studio apartment. The building was not used for 12 consecutive months after an IRS seizure, so it would have to revert to a single unit, according to [Sec. 115-33\(1\)b](#). Depending on the extent of the remodeling, it may need to meet design review standards. The rezoning has the potential add two housing units to the neighborhood and city without major new construction or demolition.
- **GENERAL LOCATION:**
Bluffside Neighborhood, on the east side of Losey Blvd, half a block south of Cass St. as depicted in Map 20-0258.
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
N/A
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The Future Land Use Map show the parcel as Single-Family Housing, which “provides for areas dominated by single family housing.” There is a land use objective that support maintaining traditional urban character by rehabilitating buildings.
- **PLANNING RECOMMENDATION:**
Approval – while there are not duplexes nearby, the rehabilitation of this former mixed-use structure is unique. The footprint would remain the same, fewer materials would be needed for rehabilitation (as opposed to replacement), and it would create some variety of housing options in the area. Rezoning from one to two units on a parcel is not a dramatic intensification and would still be compatible with the surrounding single-unit homes.



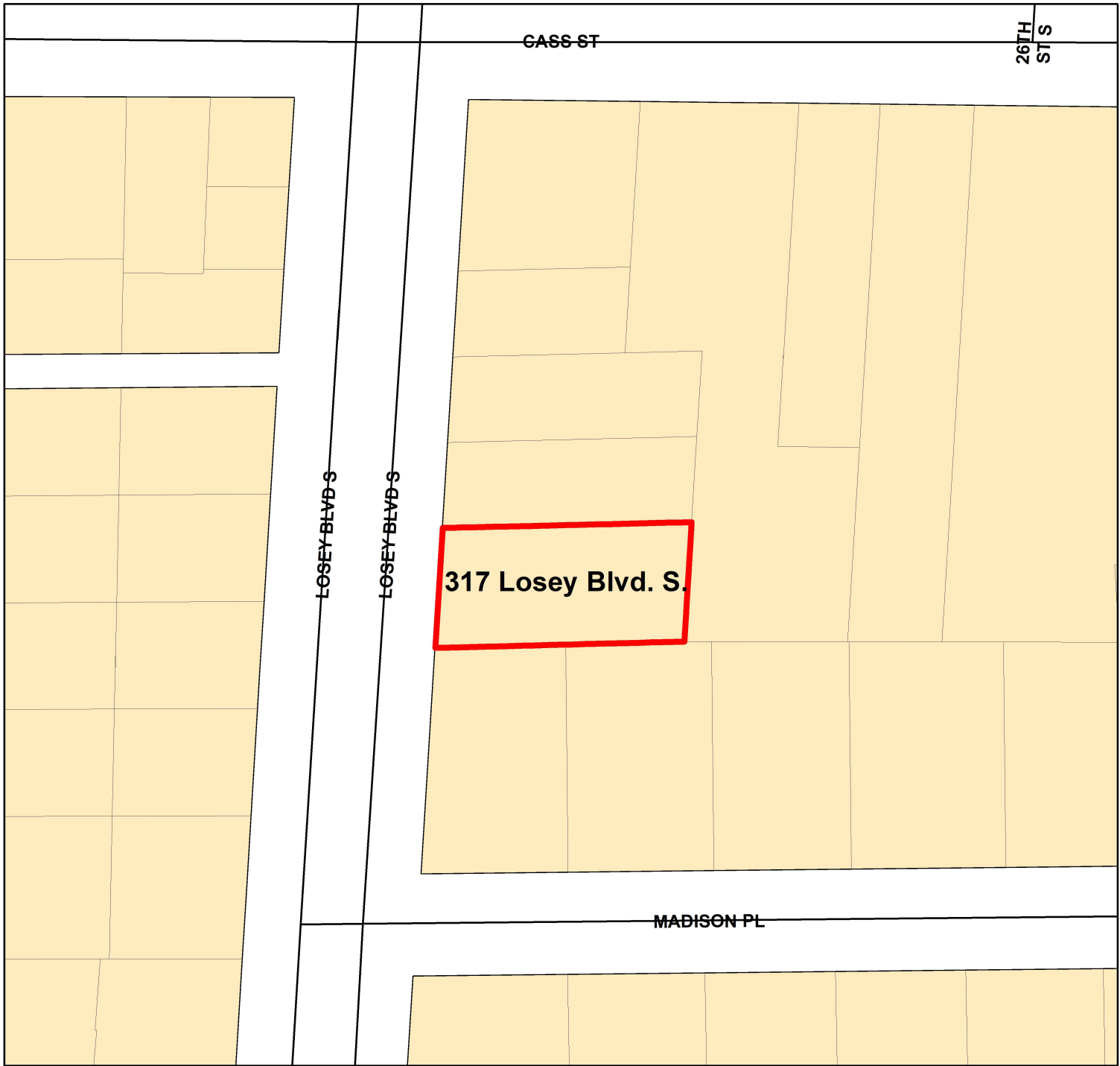
BASIC ZONING DISTRICTS

	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





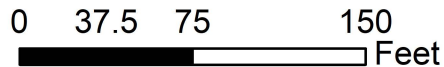
PC20-0258



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PC20-0258