

Agenda Item 26-0133 (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 Special Residence District, allowing for three rental units (one duplex and a single-family unit) at 1402 & 1410 Gillette Street and 1552 Loomis Street.

General Location

Council District 3, Logan Northside Neighborhood Association. Located on the corner of Gillette and Loomis Street as depicted on attached Map PC26-0133. The property is surrounded by R-1 Single Family and some R2-Residence.

Background Information.

The applicant is requesting a rezoning from R-1 Single Family to R-3 Special Residence District. There is currently a duplex and an accessory structure with a dwelling unit and attached garage on the property. The dwelling unit on the accessory structure was added around 2018. No permits were obtained to add the dwelling to the accessory structure. The property has since been sold to a new property owner.

Prior to the dwelling unit in the accessory structure the property was legal non-conforming. The property is now non-conforming. The Building and Inspections Department conducted an inspection of the property. The inspection verified the violation of code with two principal structures on one lot.

The rezoning to R-3 Special Residence District is one of the steps needed to bring this property into compliance. The property owner received approval to connect the two structures from Building & Inspections and received a setback variance from the Board of Zoning Appeals.

Recommendation of Other Boards and Commissions

City Plan Commission recommended a 60-day referral on March 2, 2026. City Plan Commission recommended another 30-day referral on May 4, 2026. On May 18, 2026, the Board of Zoning Appeals recommended approval of the variances for side yard and rear yard via file 2701 in order for the applicant to connect the two structures.

Consistency with Adopted Comprehensive Plan

This property is in the Logan Northside Neighborhood. In the Logan Northside Neighborhood, low-density residential is a desirable use. The use of a three-unit is a desirable use in the Comprehensive Plan.

Staff Recommendation

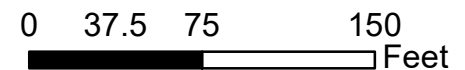
Approval – Staff recommends approval.

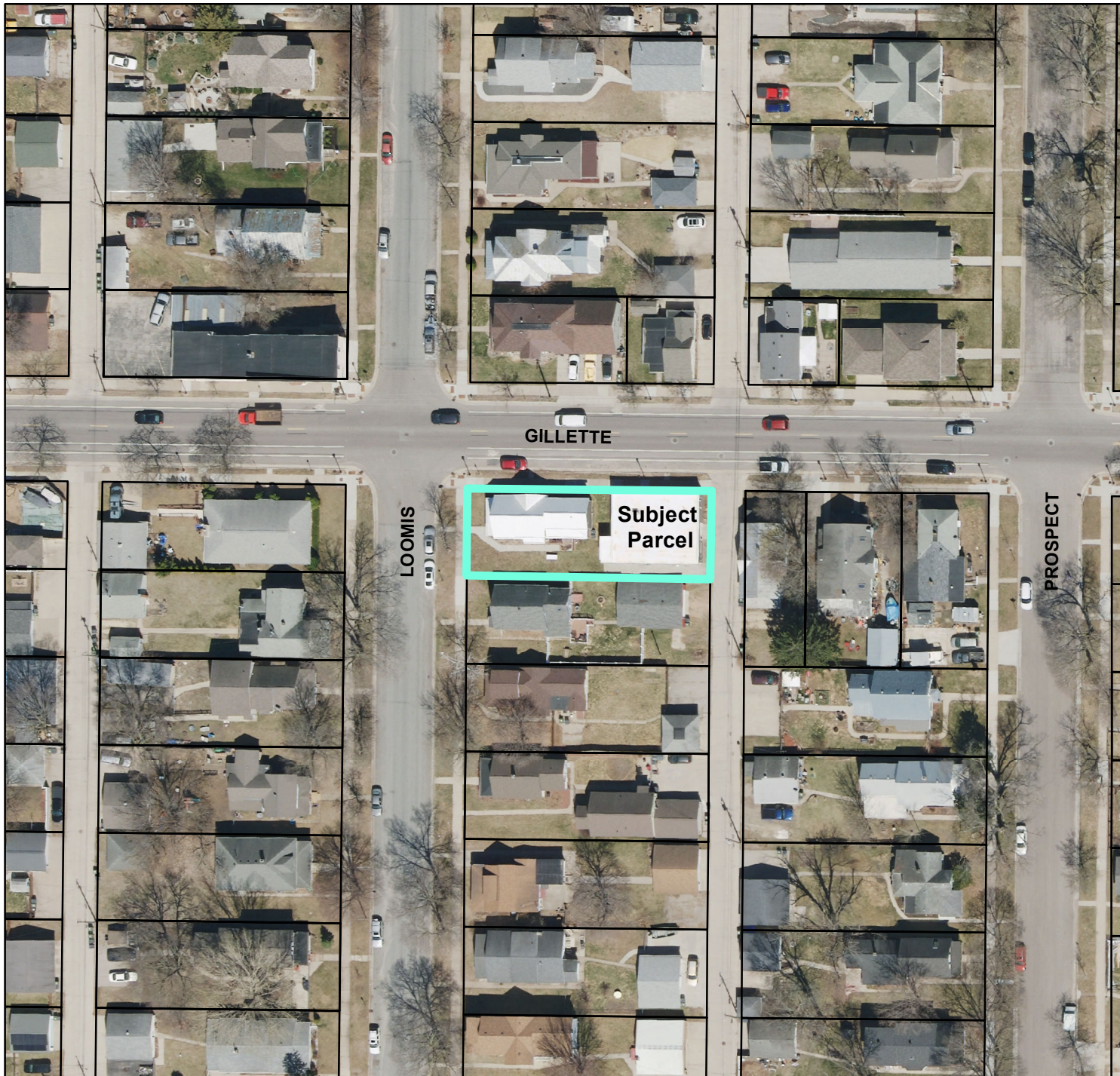
Routing J&A 6.02.26



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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0 37.5 75 150 Feet