

**Agenda Item 25-1325 (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 Single Family Residence District to the Residence District, allowing for a duplex and the construction of an accessory dwelling unit at 1931 George Street & 1126 Livingston Street.

**General Location**

Council District 1, located at the southwest corner of the intersection of Livingston and George Streets in the Logan Northside Neighborhood Association as depicted on attached MAP 25-1325. Adjacent uses are all residential, mostly single-family homes but also several duplexes, triplexes, and four units.

**Background Information**

The applicant is requesting to rezone their property from R1-Single Family to R2-Residence so that the existing duplex will be in compliance with zoning and would then allow them to construct an accessory dwelling unit. (ADU) The existing duplex is considered legal, non-conforming which prohibits the property owner from constructing an ADU because it would be considered “intensifying” a non-conforming use. The applicant states that additional parking would be located on the parcel to accommodate the additional housing unit.

See ADU plans that are attached to the legislation for more information.

**Recommendation of Other Boards and Commissions**

N/A

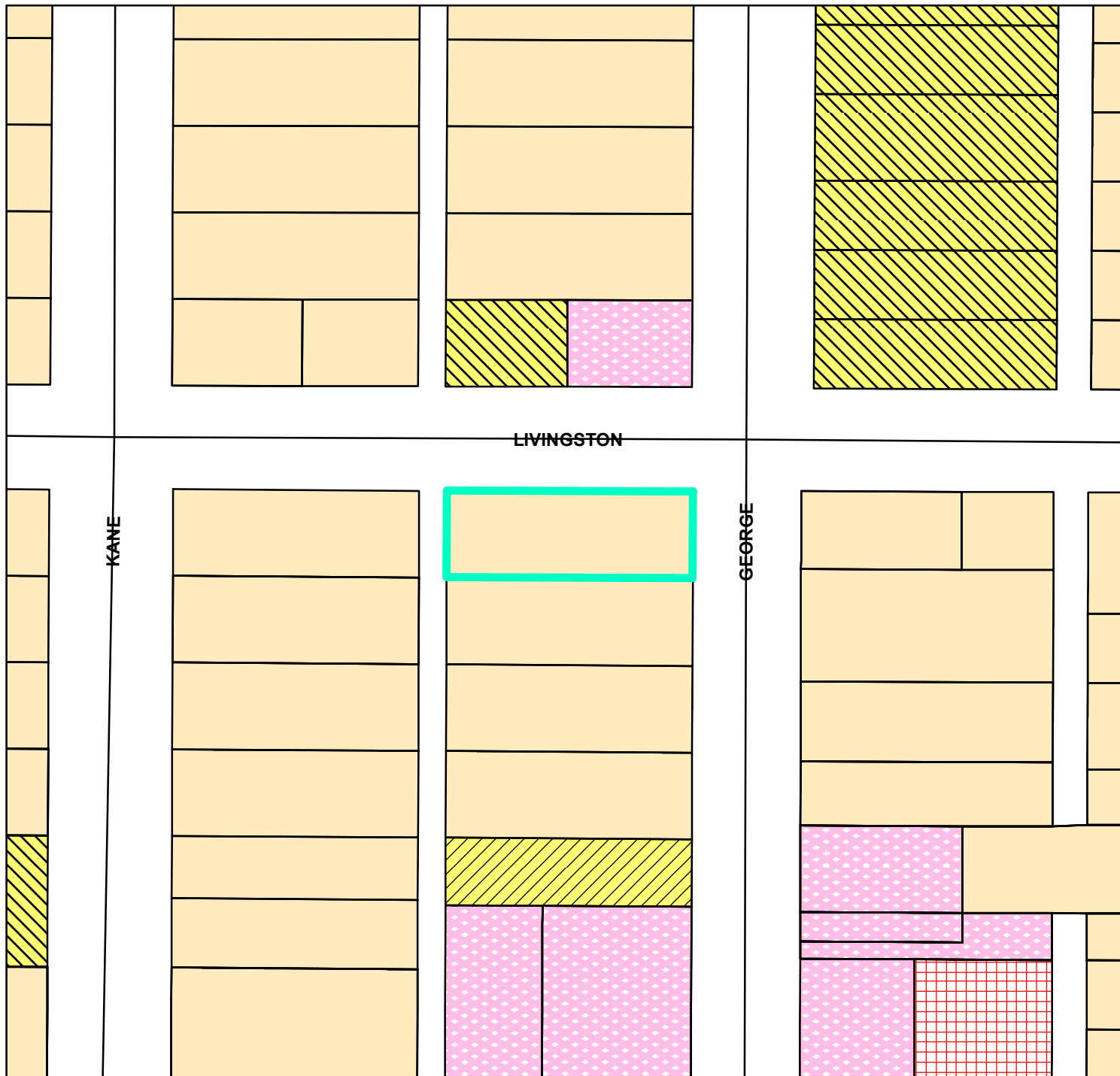
**Consistency with Adopted Comprehensive Plan**

According to the Land Use Element of “Forward La Crosse”, Low-Density Residential, which includes two- and three-unit structures converted from single structures, is “allowable” within the Logan Northside Neighborhood.

**Staff Recommendation**

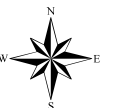
The property is already being used as a duplex and the applicant is looking to utilize our recently adopted ADU ordinance. These opportunities to create additional housing units are why we created it. This item is recommended for approval.

**Routing J&A 12.2.25**



# 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



0 37.5 75 150 Feet





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