

**Agenda Item 24-1465** (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 duplex at 516 5<sup>th</sup> Avenue S.

**General Location**

Aldermanic District 9, Washburn Neighborhood, on the west side of 5<sup>th</sup> Ave. between Cameron Ave. and Division St. as depicted in MAP 24-1465. Adjacent land uses include a credit union, social services, residential, financial advisor, and auto glass repair.

**Background Information**

This residence on this parcel was previously a duplex and has separate meters and entrances. The applicant anticipates very little alteration to the building and would live in one of the units. Most residences on the block contain multiple units. One unit would have one bedroom and one bathroom, while the other unit would have five bedrooms and two bathrooms. An attachment indicates that, while only needing six (6) off-street parking spaces, the existing parking lot has twelve (12).

**Recommendation of Other Boards and Commissions.**

None

**Consistency with Adopted Comprehensive Plan**

Low- and medium-density residential are a desirable future land use in the Washburn Neighborhood.

**Staff Recommendation**

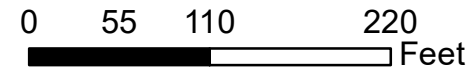
**Approval** – this rezoning would increase the number of housing units in the city, while maintaining the existing character on a mixed-use block that includes 2-, 3-, and 4-unit residences. There is sufficient parking for the parking requirement of one bedroom per space.

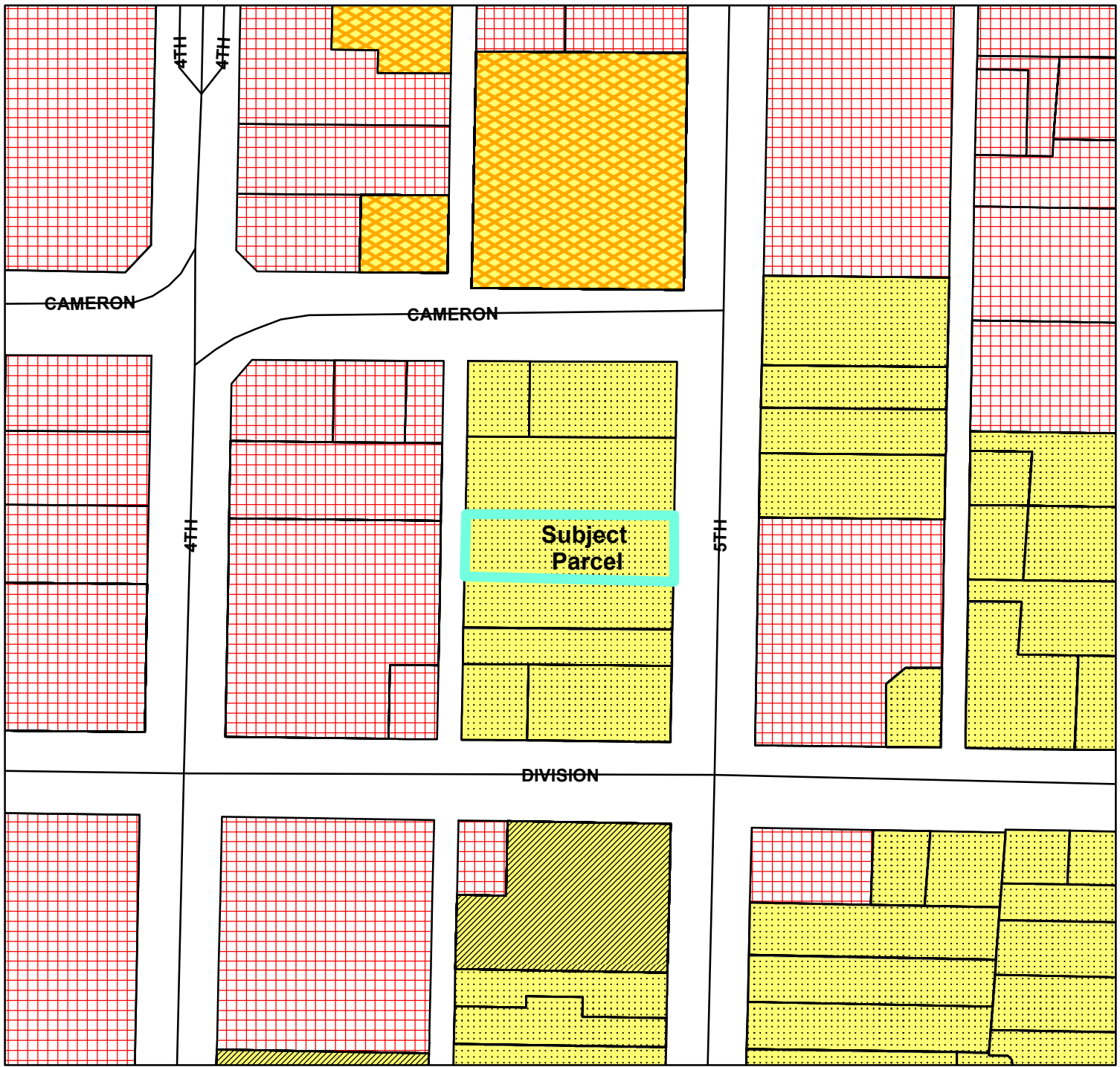
**Routing** J&A 12.3.2024



# 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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