

**Agenda Item 24-0189 (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 the property to be used as a duplex at 812 Windsor Street.

**General Location**

Council District 2. Lower Northside and Depot Neighborhood Association. Located on Windsor Street between Avon and Liberty Street as depicted on attached Map PC24-0189. The property is surrounded by single-family housing, local business, and special multiple dwelling districts. There are also legal non-conforming duplexes adjacent to and surrounding this property.

**Background Information**

The applicant is requesting a rezoning from R-1 Single Family to R-2 Residence District to market and sell this property as a duplex and to bring the zoning of this property into conformity with the housing layout. This property is built like a duplex with an upper and lower kitchen and two separate entrances but lost its status to operate as a duplex with previous owners. The property is of similar size and scale to surrounding properties and is compatible with the fabric of the neighborhood.

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

This property is in the Lower Northside and Depot Neighborhood, which categorizes low-density residential as a desirable use. Low-density residential is defined as one-two story dwellings including two- or three-unit dwellings that have been converted from single-family structures. This rezoning is consistent with the Comprehensive Plan.

**Staff Recommendation**

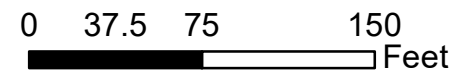
**Approval**-Staff recommends approval.

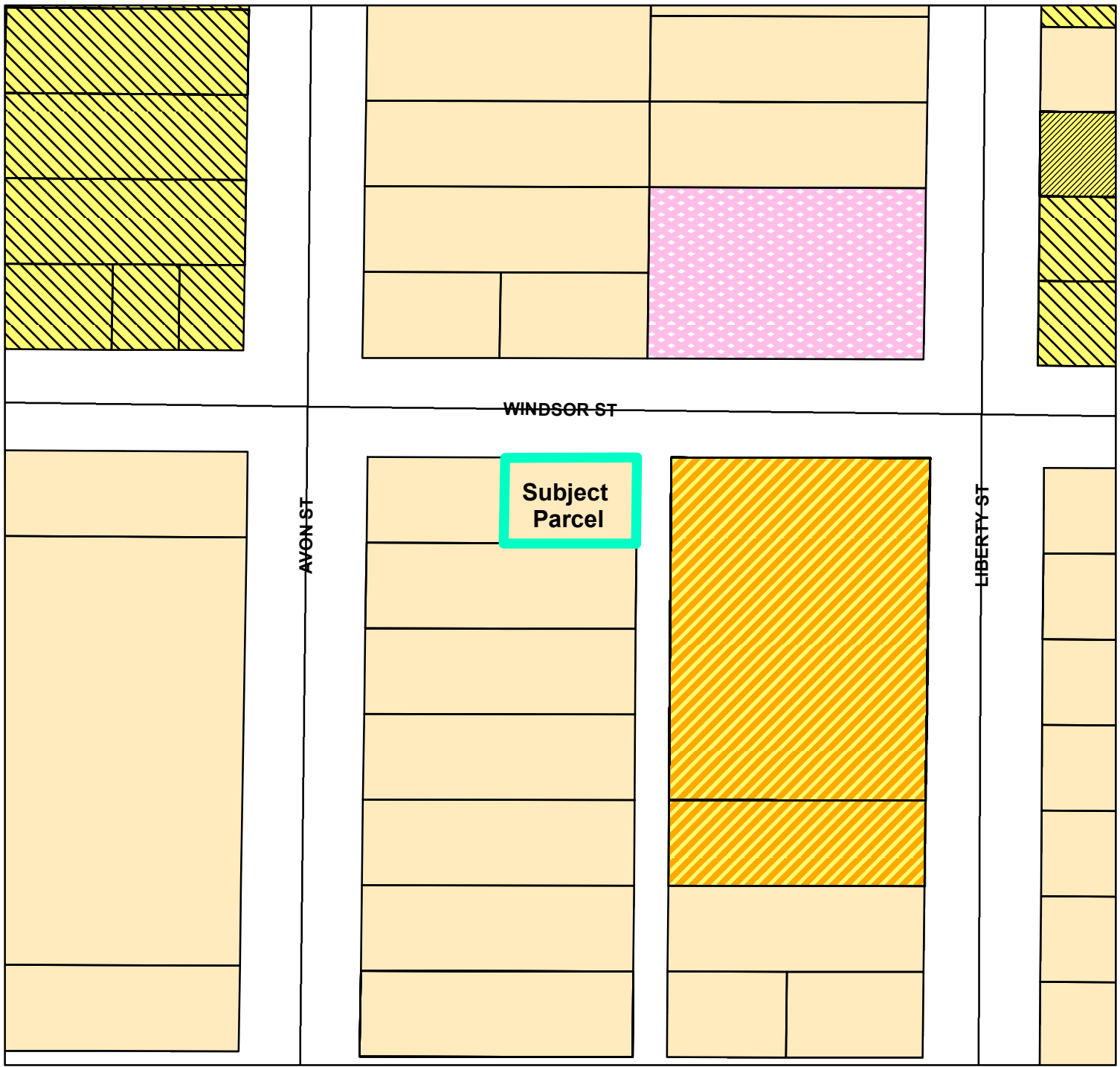
**Routing J&A 3.5.24**



# 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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