

**Agenda Item 23-0244 (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 Single-Family Residence to the Residence District allowing for the existing dwelling to be used as a duplex at 3019 Ward Avenue.

**General Location**

Council District 12, on the north side of Ward Ave between 29<sup>th</sup> St and 32<sup>nd</sup> St as depicted in Map 23-0244. Adjacent land uses consist of single family, single story homes.

**Background Information**

A former owner added a separate living quarter for a caregiver at this residence and it has had two units for 12 years. Attached caretaker residential units are a conditional use in R1 per [Sec. 115-343\(16\)](#). The main residence has two bedrooms, and the caretaker unit has one. The entrance to the caretaker unit is in the backyard and accessed by sidewalk from the front driveway. On the sidewalk side, the building is setback from the property line 17 feet—the minimum would be 7 feet for a duplex. We are not aware of any exterior changes that would result from the rezoning. Ward Ave is a minor arterial and there are three bus routes with stops along Ward Ave / Losey Blvd and 33<sup>rd</sup> St. To date, the City Clerk received two letters of objection.

**Recommendation of Other Boards and Commissions**

Not applicable

**Consistency with Adopted Comprehensive Plan**

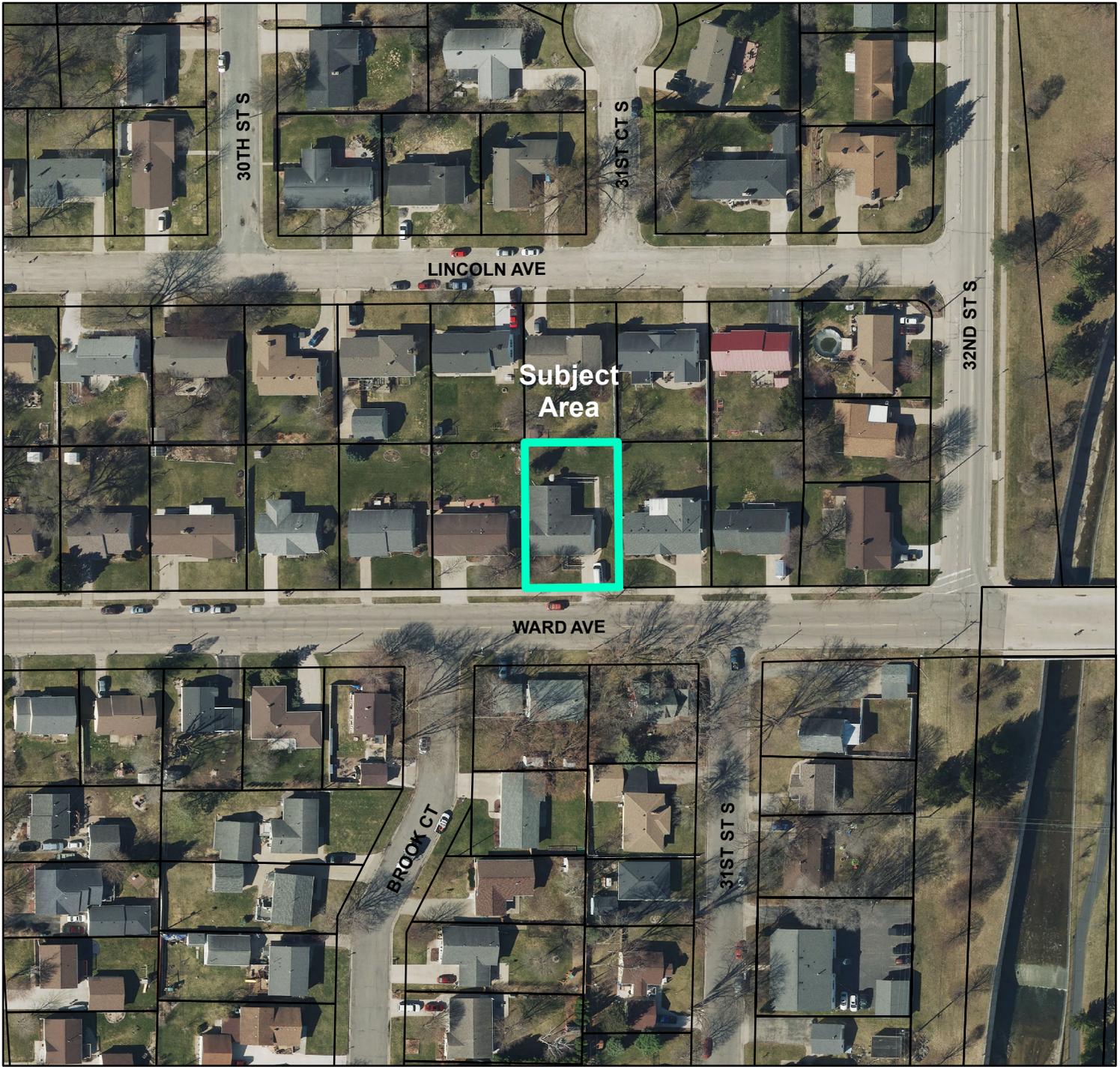
The Future Land Use Map shows this parcel as SFH – Single Family Housing, which entails predominant development of detached or semidetached (side-by-side duplex) housing.

**Staff Recommendation**

**Approval** – the residence is already split into two units and likely would not change the appearance or character of the neighborhood. While not a side-by-side duplex, the building's height and size are comparable to adjacent houses. One duplex among three single-family homes on lots of similar size would align with the maximum of five residential units per acre. Three-bedroom residences may be desirable, but the second unit was an addition rather than created by dividing the house. To address some of the concerns of the objectors, regardless of whether the residence has one or two units, the home could be rented, have just as many vehicles, and just as much noise.

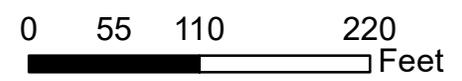
Requiring at least four parking spaces for three total bedrooms seems onerous and the Common Council may want to consider amending the minimum parking requirements in [Sec. 115-393\(a\)\(10\)\(i\)](#).

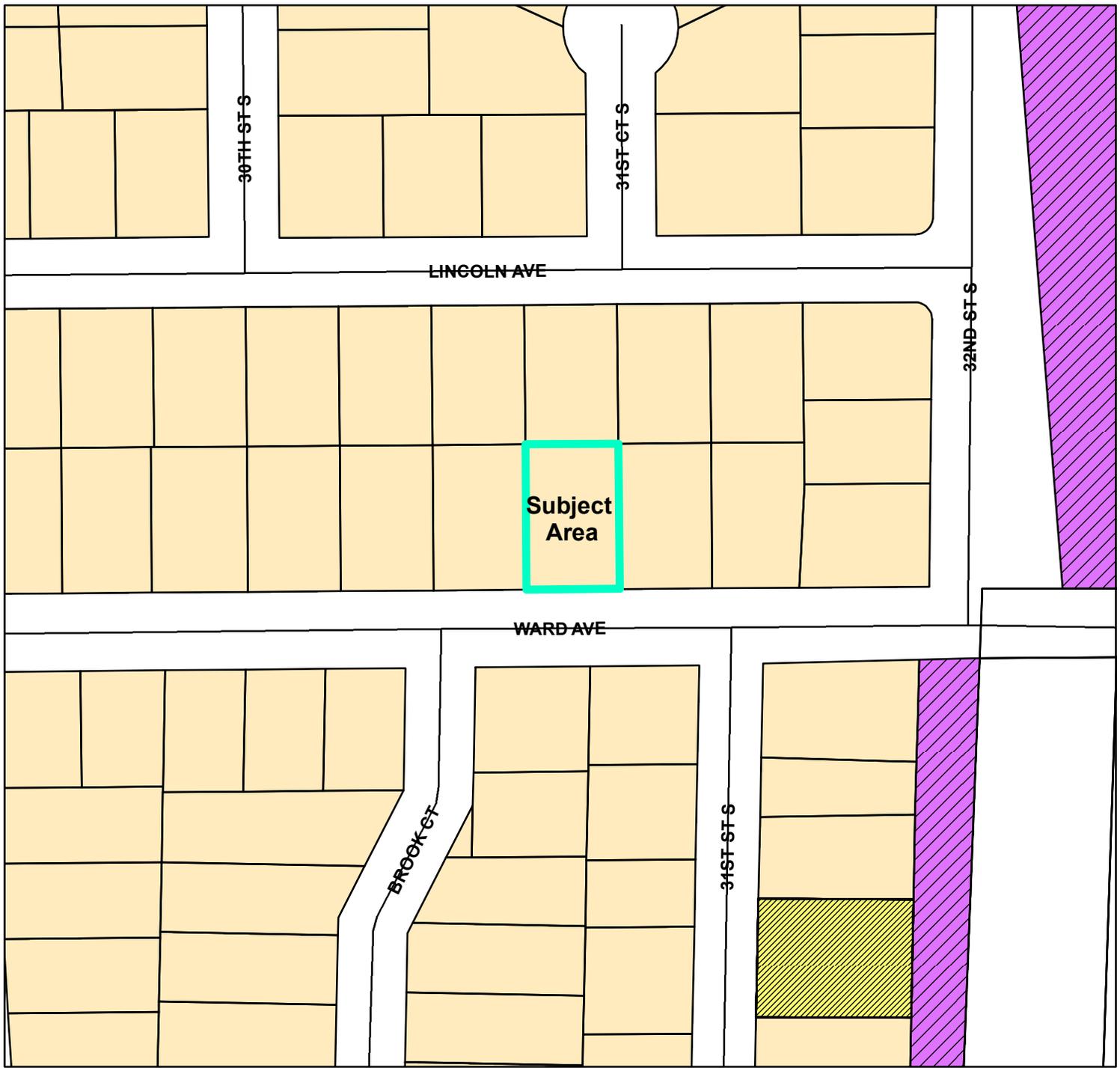
**Routing J&A 4.4.2023**



# 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





## 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

