

**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.

**Original Date of Staff Report**

April 3, 2023

**Reason for Referral**

CM Happel requested a 30-day referral to give time for the applicant to talk to the neighbors about what he intends to do with the residence. He wanted this opportunity for the applicant to respond to neighbors' objections and talk about the project.

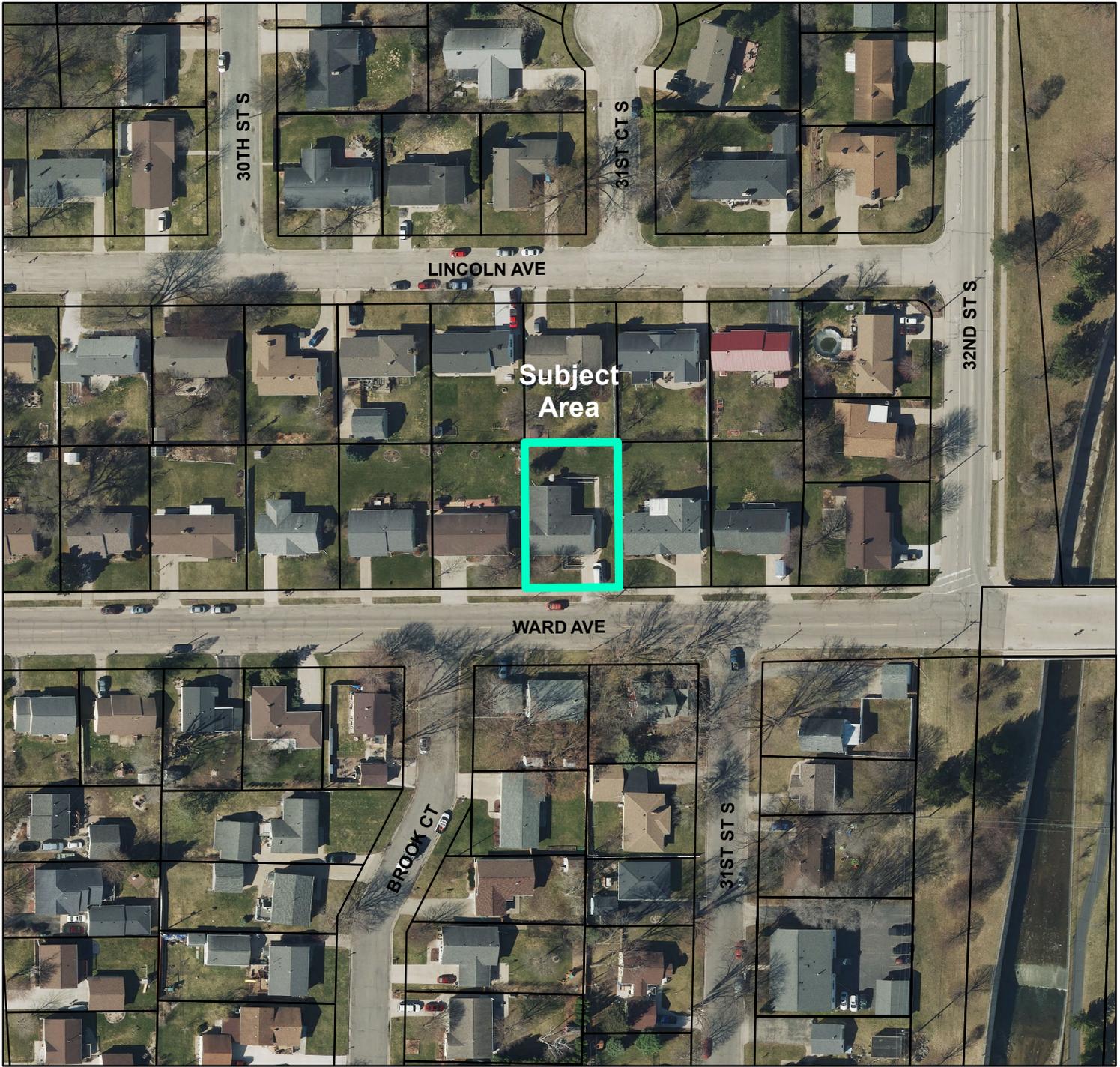
**New Information**

The applicant showed the house to two objectors and described what he planned to do with it. Happel participated in the tour and reached out to additional neighbors. He mentioned that some just wanted the chance to speak at the public hearing. Since the initial staff report, seven neighbors have submitted objections. That brings the total to nine objectors, covering 40% of adjacent property. Objectors cite concerns over potential changes in neighborhood dynamics, property value, sense of safety and security, noise, crime, traffic, on-street parking, and property maintenance.

**Staff Recommendation**

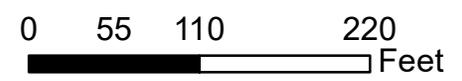
**Approval** - The second dwelling unit was an addition from decades ago and not a result of the residence being split. The building's height and size are comparable to adjacent houses. The applicant intends to fix up the existing residence, so the rezoning would likely not negatively impact the appearance or character of the neighborhood.

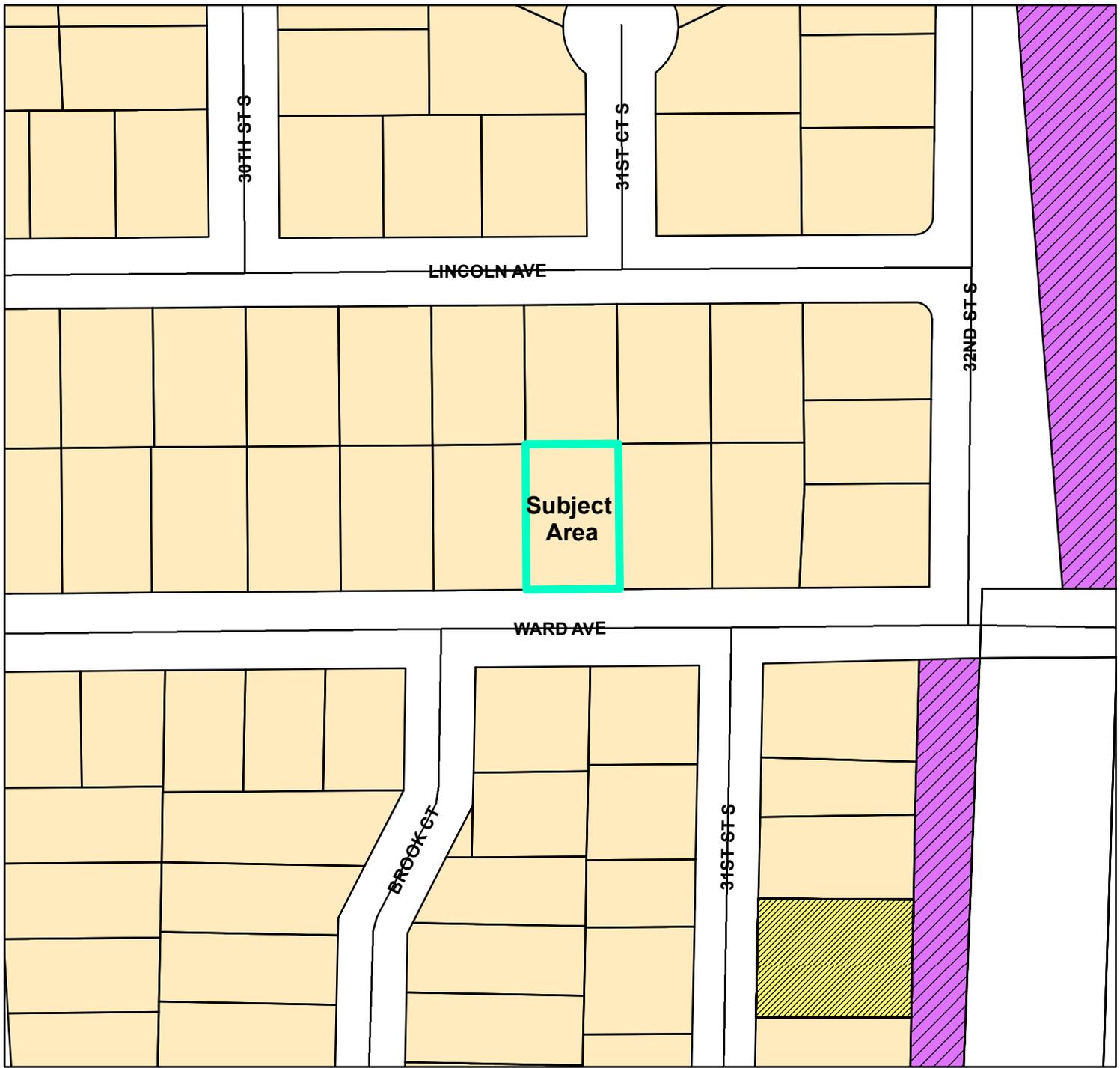
**Routing** J&A 5.2.2023



# 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
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-  City Limits
-  SUBJECT PROPERTY





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