Agenda Item 25-1405 (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 Residence District to the Special Residence District, allowing for the property at 1701 Onalaska Ave. & 1509 Rublee St. to return to use as a triplex.

General Location

Council District 2, Logan Northside Neighborhood Association. Located on Rublee Street between Onalaska Avenue and Prospect Street as depicted on attached Map PC25-1405. The property is surrounded by R2 – Residence District and R1 – Single Family District.

Background Information

The applicant is requesting a rezoning from R2 – Residence District to R3 – Special Residence District to bring the zoning into conformance with the current layout of the residence. The applicant states that this property functioned as a legal non-conforming triplex until a past owner let the units sit vacant for more than a year when they conducted renovations and it lost legal non-conforming status. The Assessor's Department confirmed the property has been three units in their records dating back to as early as 1956. The owner has provided layouts for the upper and two lower apartments. The new owner has submitted a request for rezoning to bring it into compliance as a triplex.

Recommendation of Other Boards and Commissions

N/A

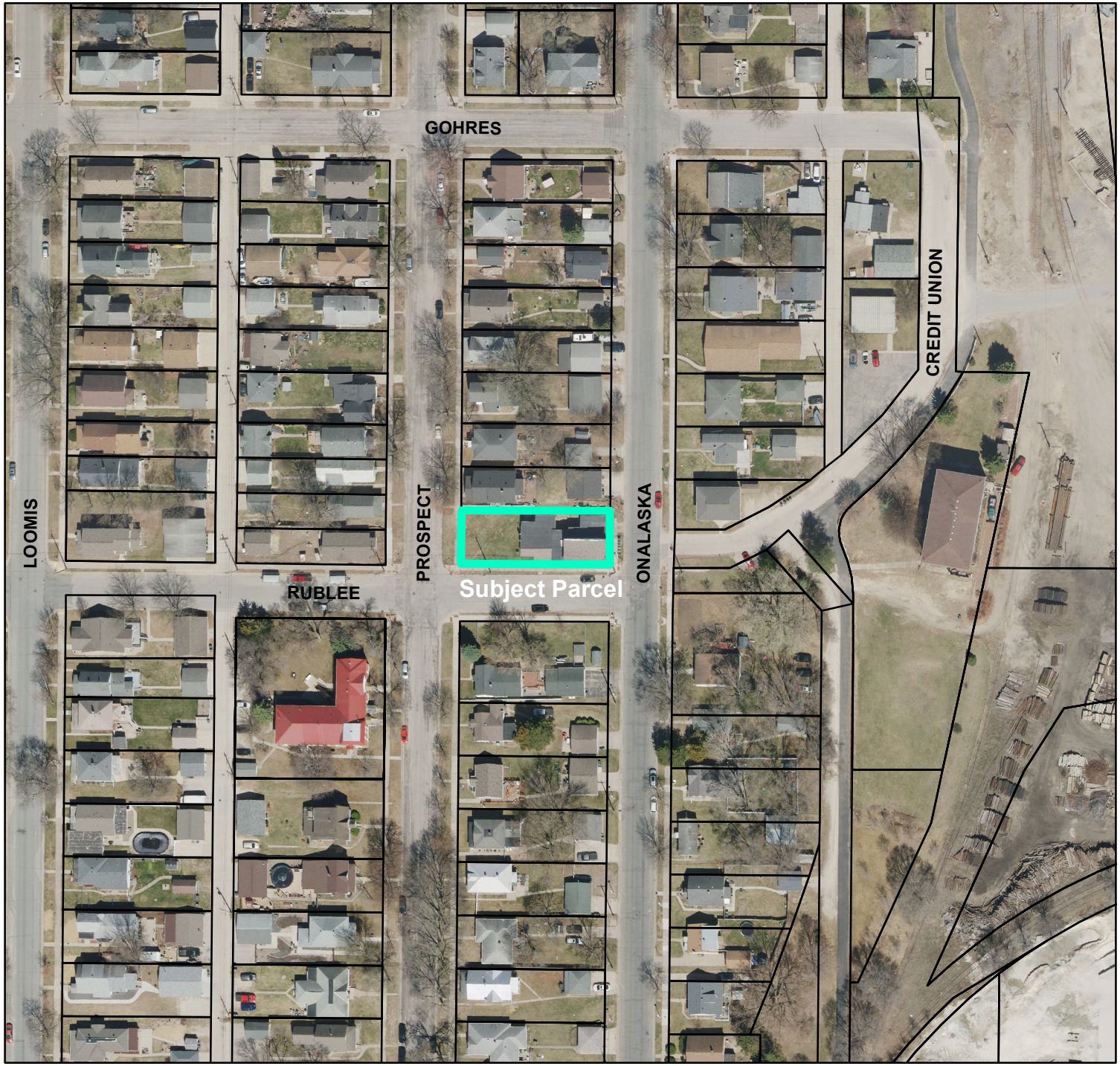
Consistency with Adopted Comprehensive Plan

This property is in the Logan Northside Neighborhood Association, which categorizes low-density residential as desirable. Low-density residential includes one-, two-, and three-unit structures. The Comprehensive plan places an emphasis on low-density being walkable and interconnected in addition to being developed to accommodate a range of socio-economic factors. Due to this parcel meeting these factors, the rezoning is consistent with the Comprehensive Plan.

Staff Recommendation

Approval – Staff recommends approval.

Routing J&A 12.6.26



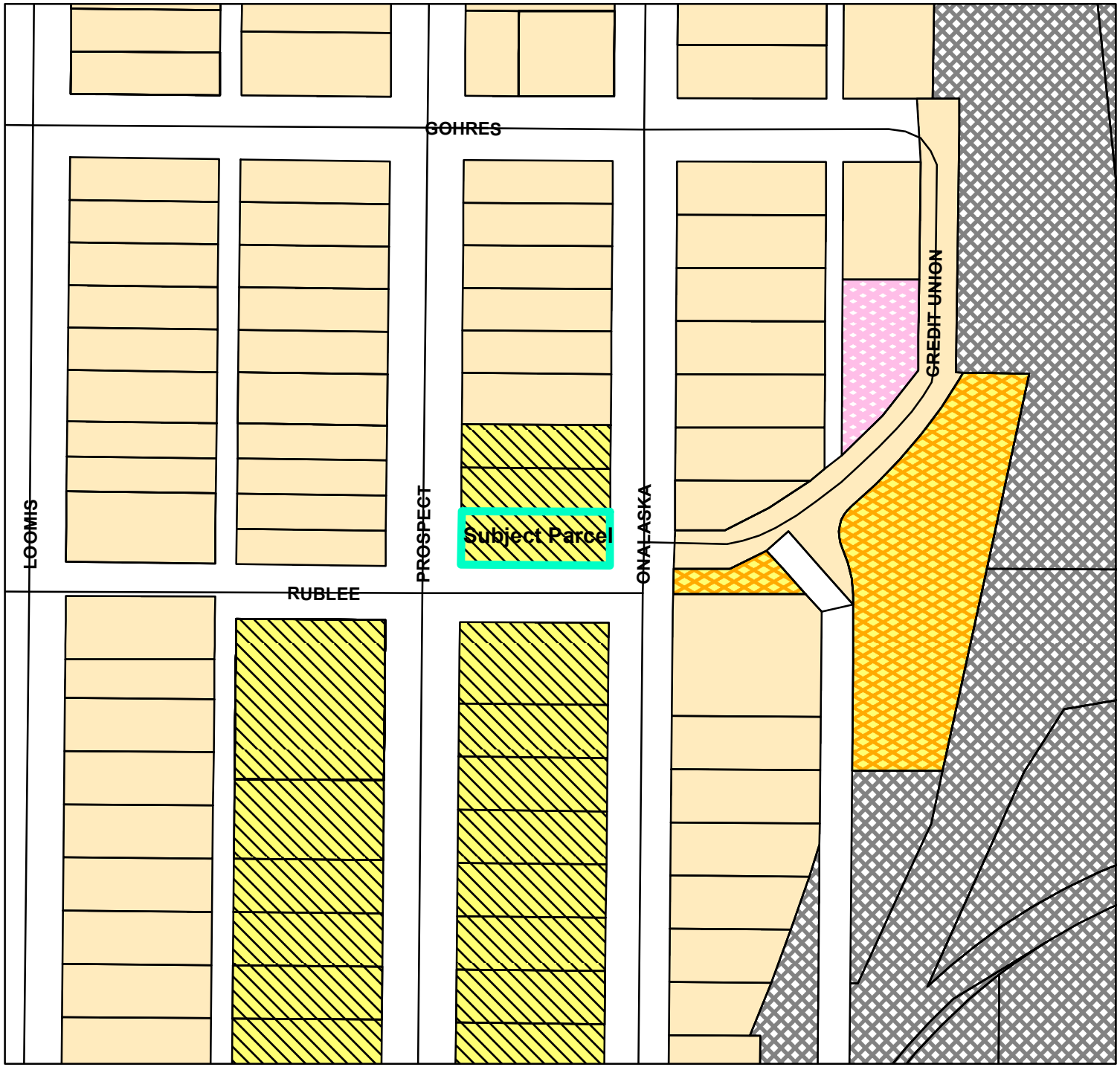
BASIC ZONING DISTRICTS

- 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 62.5 125 250 Feet

City of La Crosse Planning Department - 2025

PC 25-1405



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