Agenda Item 26-0715 (Tim Acklin)

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 redevelopment of the building into a duplex at 1233 & 1235 16th St. S.

General Location

Council District 8 in the Holy Trinity-Longfellow Neighborhood Association. Located just north of Farnam Street on 16th Street S as depicted on attached Map PC26-0715. The property is surrounded by low-density residential, primarily single-family homes, to the north, south, east and west.

Background Information.

The applicant purchased the property earlier this year and is requesting to rezone it from the R1-Single Family District to the R2-Residence District so that they can convert it to a duplex.

Recommendation of Other Boards and Commissions

N/A

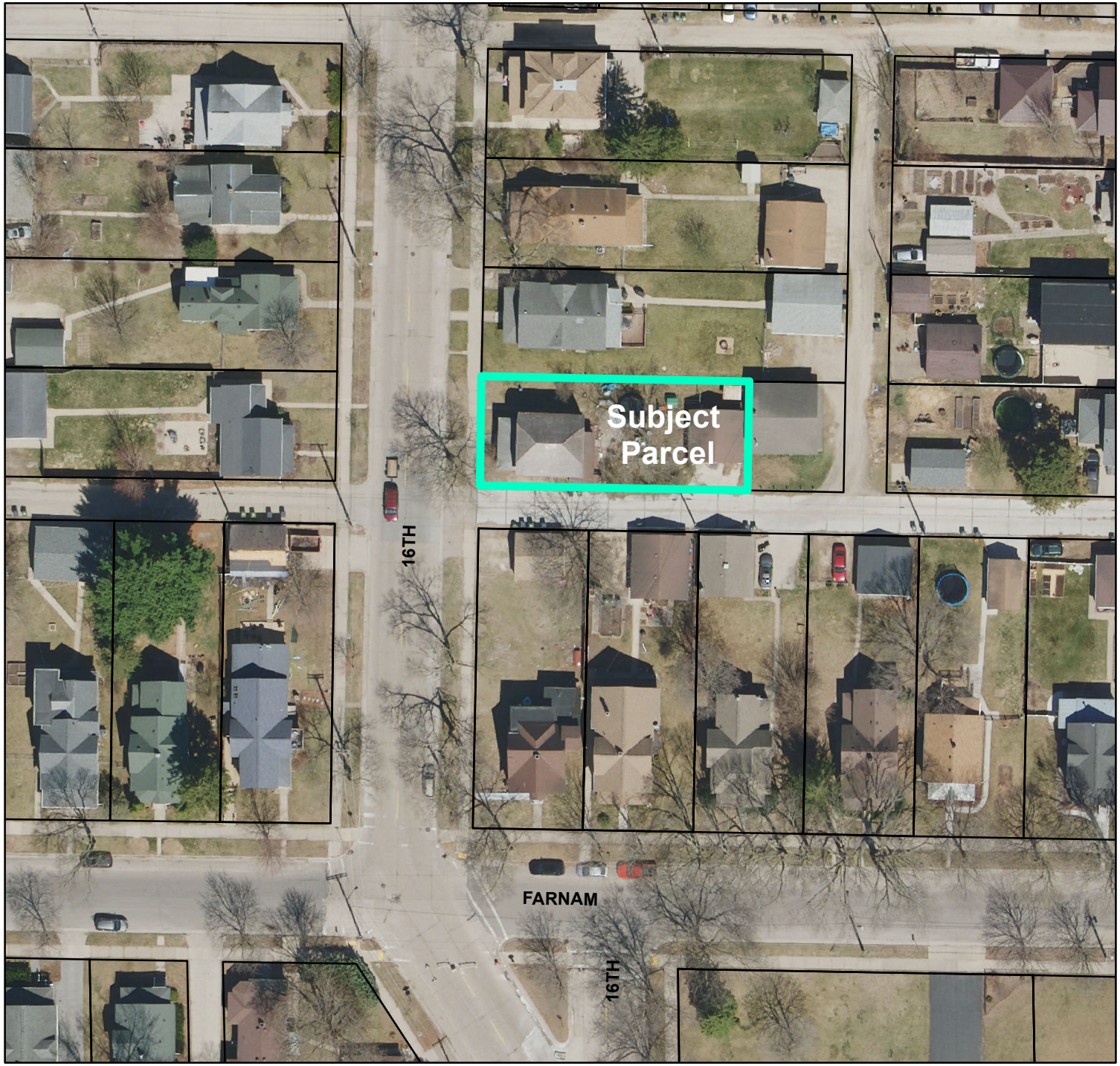
Consistency with Adopted Comprehensive Plan

This property is located within the N-7 Holy Trinity- Longfellow Neighborhood. Low-Density Residential is considered a “Desirable” use within this neighborhood.

Staff Recommendation

This item is recommended for approval.

Routing J&A 8.5.26



BASIC ZONING DISTRICTS

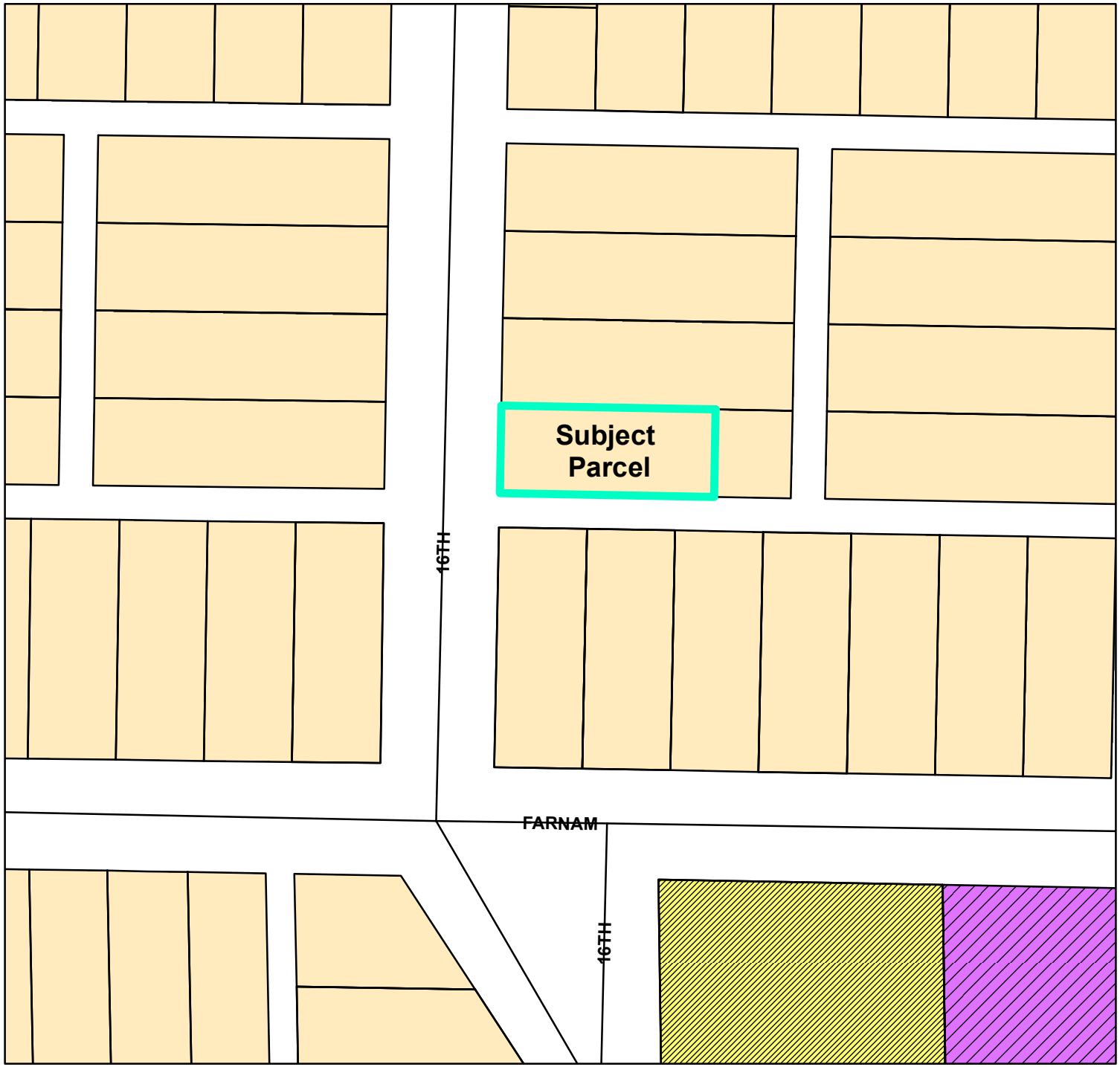
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

N W E S

0 30 60 120 Feet

City of La Crosse Planning Department - 2026

PC 26-0715



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N W E S

0 37.5 75 150 Feet

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