

**Agenda Item 23-1468 (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 Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing for a twindo at 512-514 Farnam St.

**General Location**

Aldermanic District 9, about a half block northeast of South Ave as depicted in Map 23-1468. Adjacent land uses are a mix of residential types and the South Side Neighborhood Center, it is also located approximately two blocks from Gundersen Health System.

**Background Information**

The applicant recently purchased the property from the Joint Development Corporation in order to construct an owner-occupied twindo-minium. The intent is to sell them but has asked to be allowed to rent them if needed until they are sold. The applicant is requesting Traditional Neighborhood Development (TND) Specific zoning for flexibility with lot size, as it is less than 7,200 sqft, and setback requirements.

This parcel, along with several others in the PPH Neighborhood, were all rezoned to TND- General in 2013. This rezoning was requested by the Powell-Poage-Hamilton Neighborhood Association as it was a recommendation in the adopted Joint Neighborhood Campus Plan. Downzoning a large portion of the neighborhood from R2-Residence to R1 Single Family was intended to protect the single-family nature of the core neighborhood areas, help promote home ownership and neighborhood stability, and help assure current and future residents that the neighborhood will not lose its fundamental character. Subsequently, several parcels around the perimeter of the neighborhood boundary were rezoned to TND-General to foster a mix of housing types, commercial, or a mix of these uses.

These two units will also be eligible homes in the La Crosse Promise Program.

**Recommendation of Other Boards and Commissions**

The Common Council approved the parcel being rezoned to TND-General at their October 2013 meeting.

**Consistency with Adopted Comprehensive Plan**

The Joint Neighborhood Campus Plan recommended higher density residential, commercial, or a mix of uses at this location.

Forward La Crosse states that low-density residential is an allowable use in the PPH Neighborhood. It also states that there is a “desire to increase the availability of housing stock, while preserving the single-family residential vibe of the area. Higher-density housing should be clustered in areas that are well-served by transportation and that are close to major employers.”

**Staff Recommendation**

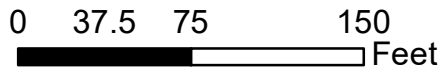
This item is recommended for approval.

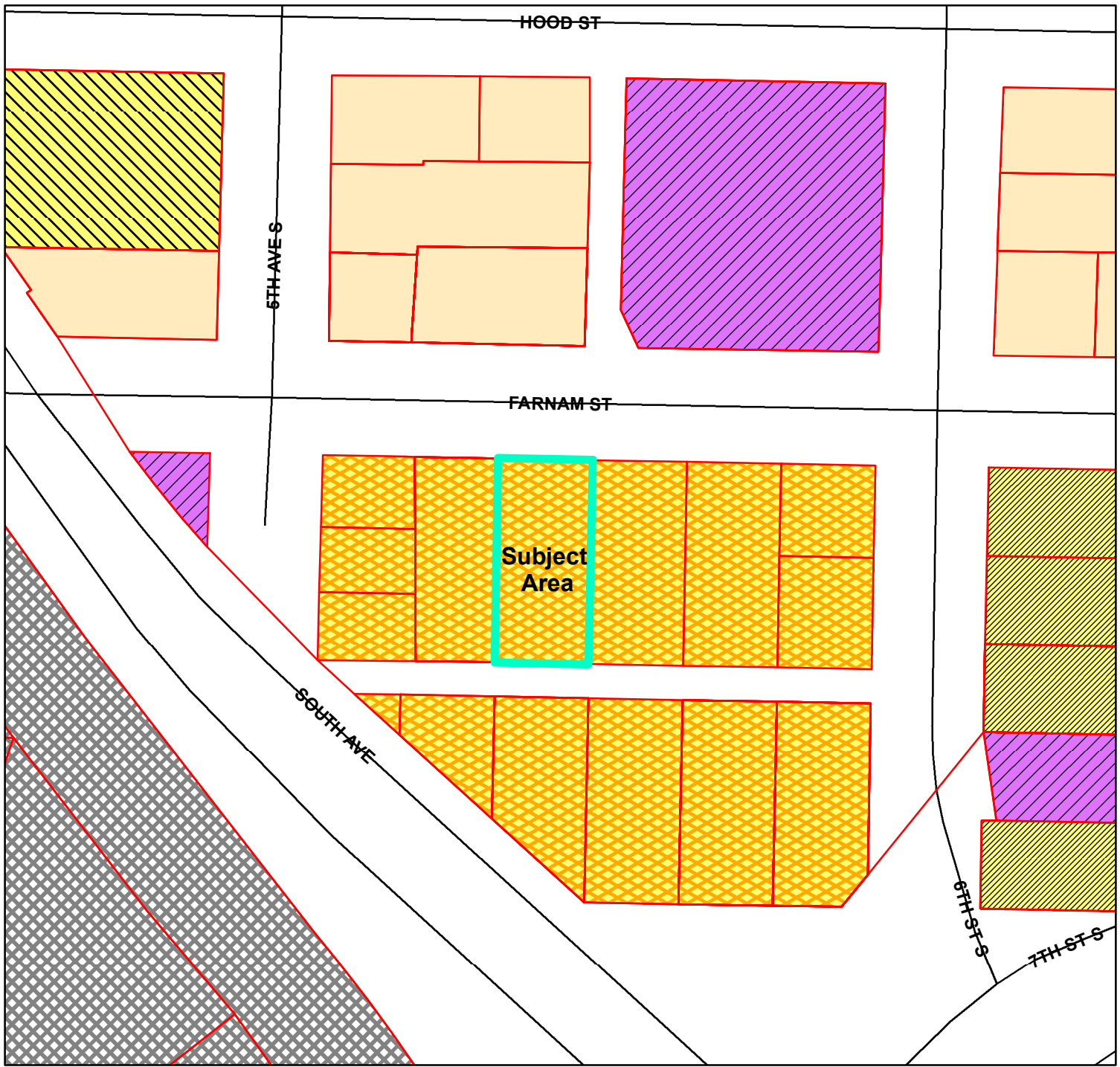
Routing J&A 1.2.24



# 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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