

Agenda Item 24-0679 (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 Residential District to the Single Family Residence District, allowing for the property to be combined with the adjacent parcel, at 223 West Ave. S.

General Location

Council District 4, Grandview Emerson Neighborhood, on the east side of West Ave. between King St. and Cass St., as depicted in MAP 24-0679. Adjacent land uses include residences, a religious center, and an elder care facility.

Background Information

The applicant's intent is to combine parcels where their building sits across the property line. For the parcels to be combined, they must be in the same zoning district. The applicant states the use of the property will not change.

Recommendation of Other Boards and Commissions

None.

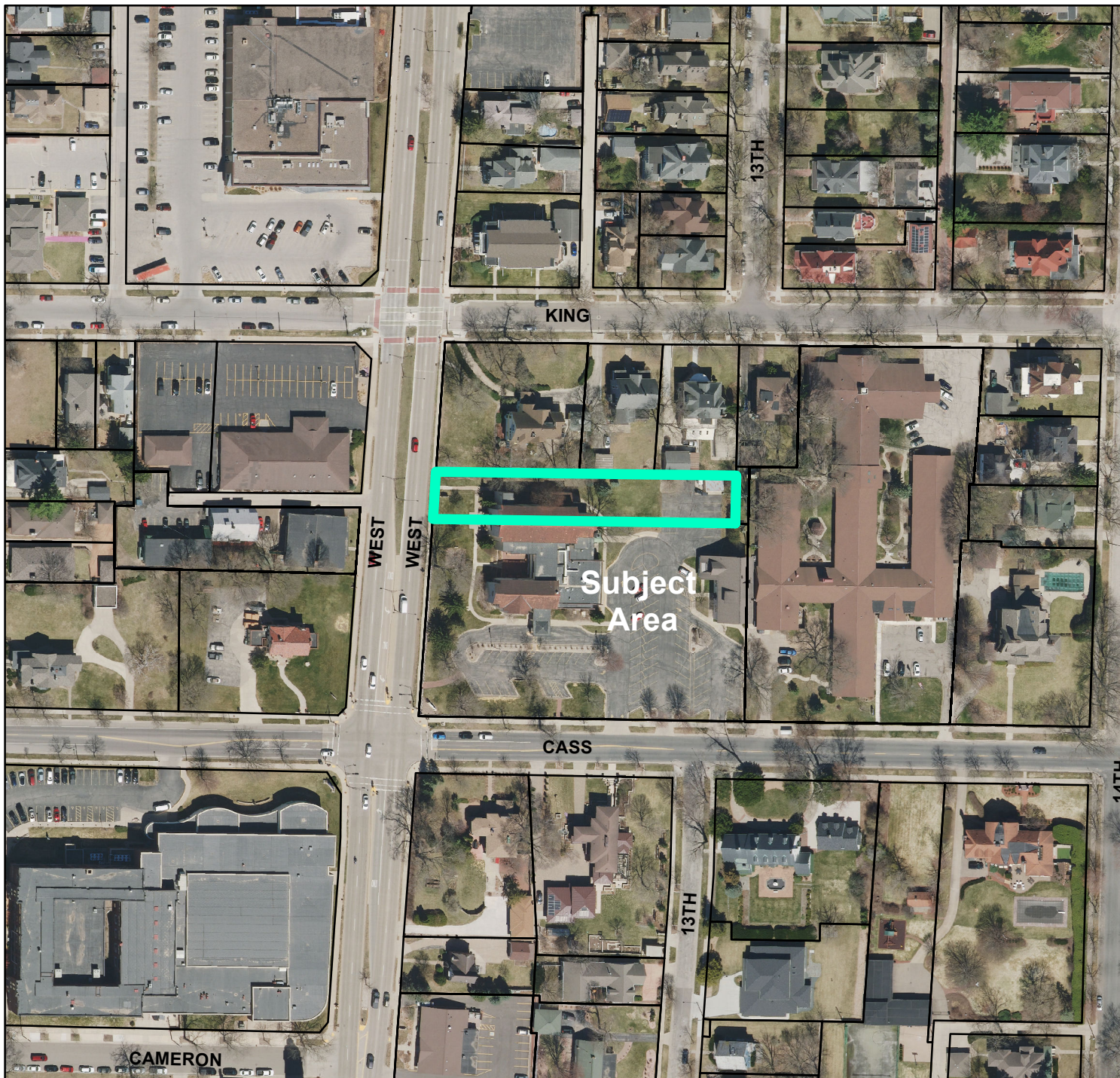
Consistency with Adopted Comprehensive Plan

Existing uses are acceptable as a future land use in the Grandview Emerson Neighborhood.















Staff Recommendation

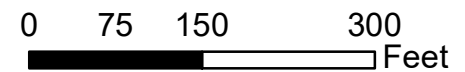
Approval – structures built across property lines are not compliant with the zoning code. This rezoning will bring the First Presbyterian Church into compliance.

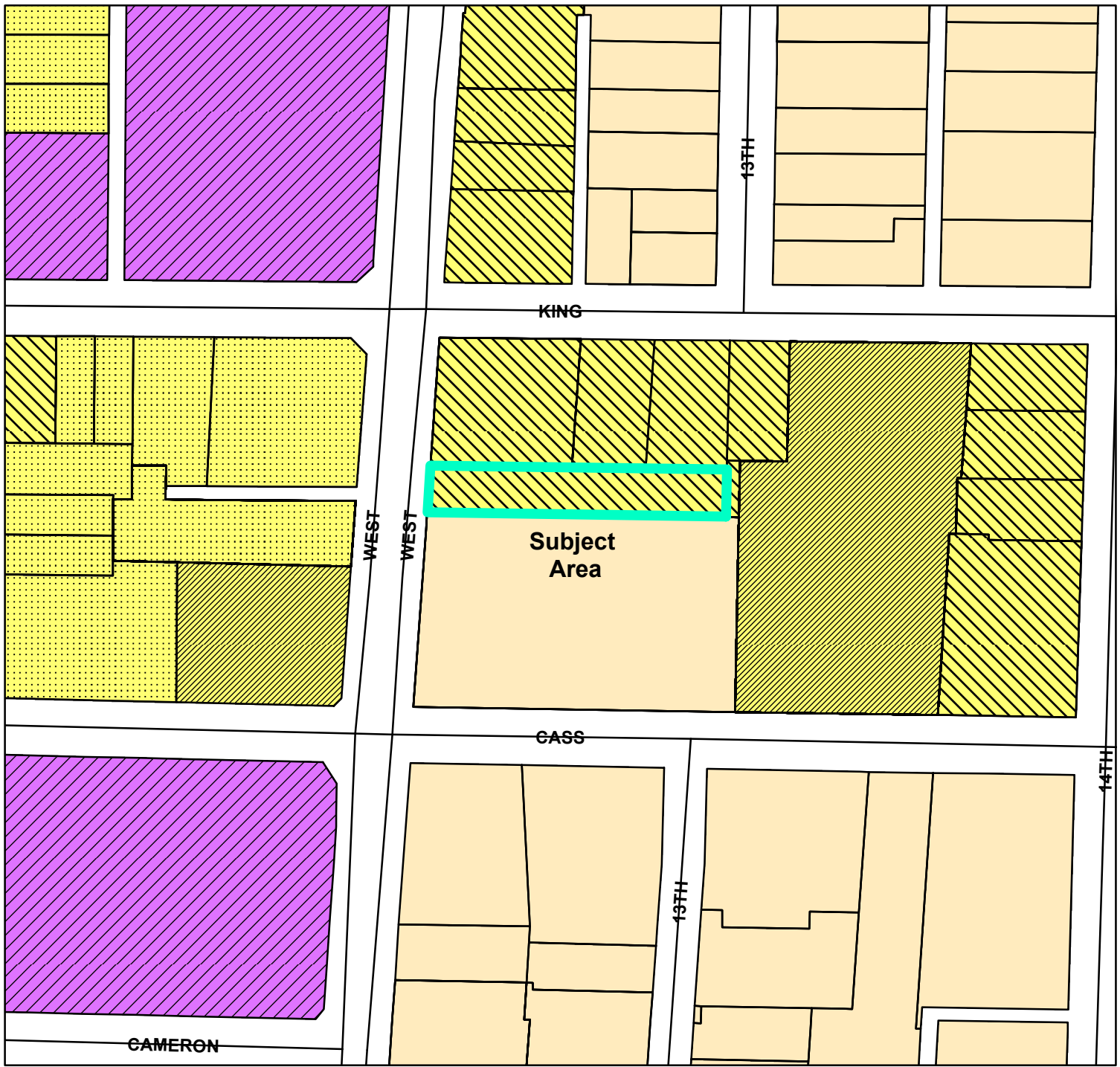
Routing J&A 7.2.2024



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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