

**Agenda Item 25-0280 (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 District to the Residence District, allowing for the property to be used a duplex at 1909 Kane Street.

**General Location**

Council District 1, Logan Northside Neighborhood, on the west side of Kane St just south of Livingston St. as depicted in Map 25-0280. Adjacent uses are residential, ranging from single- to three-unit properties.

**Background Information**

The applicant seeks to bring the existing duplex into conformance. Once they rezoning goes through and they've purchased the property, they plan on addressing open Orders To Correct and make improvements without changing the layout. The improvements would not require design review. This rezoning would not change the character of the neighborhood or impact traffic.

**Recommendation of Other Boards and Commissions**

Not applicable.

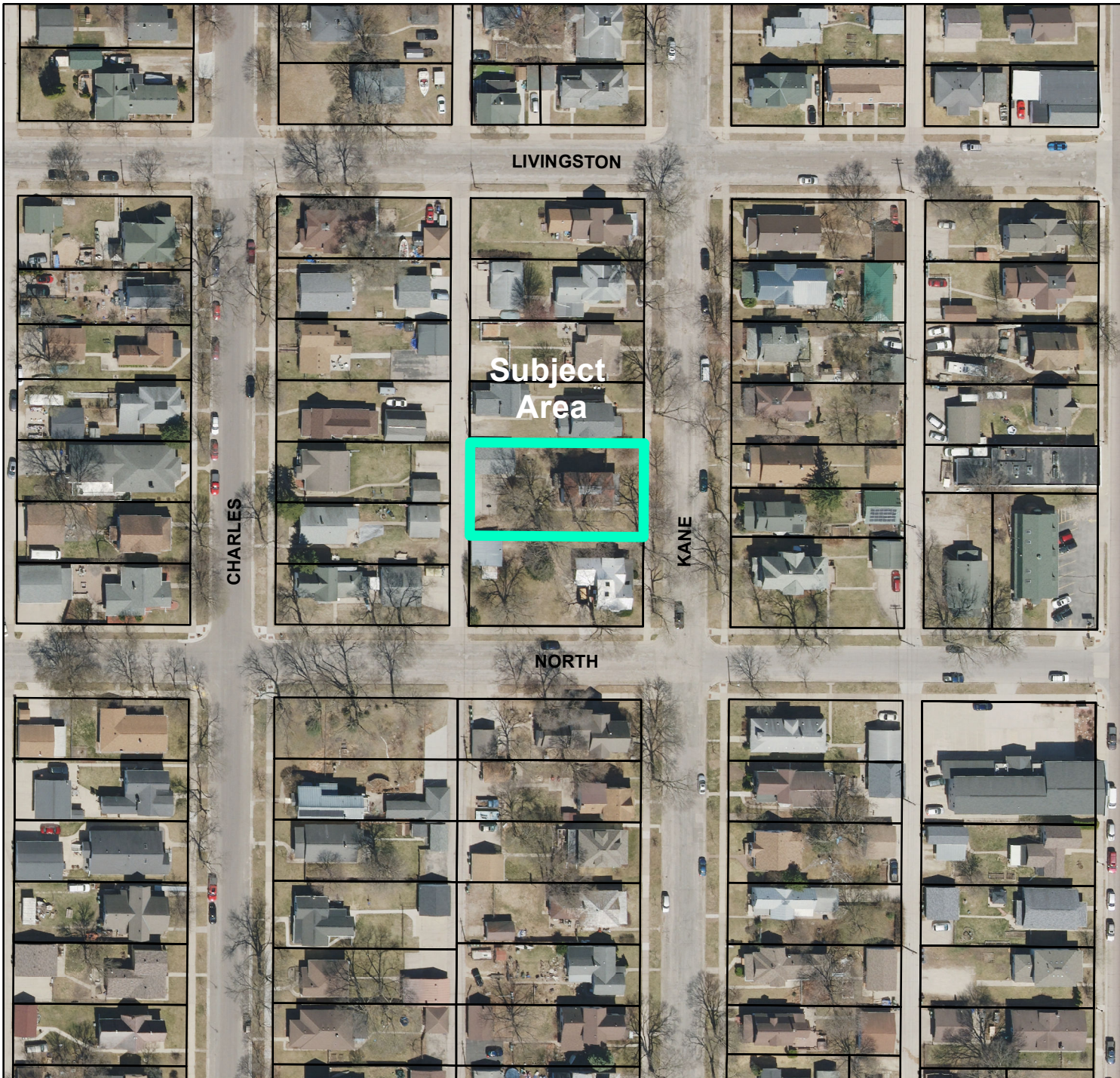
**Consistency with Adopted Comprehensive Plan**

Low-density residential use is desirable in the Logan Northside Neighborhood.




















**Staff Recommendation**

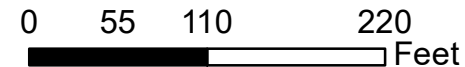
**Approval** – this rezoning brings an existing property into conformance and would allow the new owner to make necessary improvements.

**Routing J&A 4.2.25**

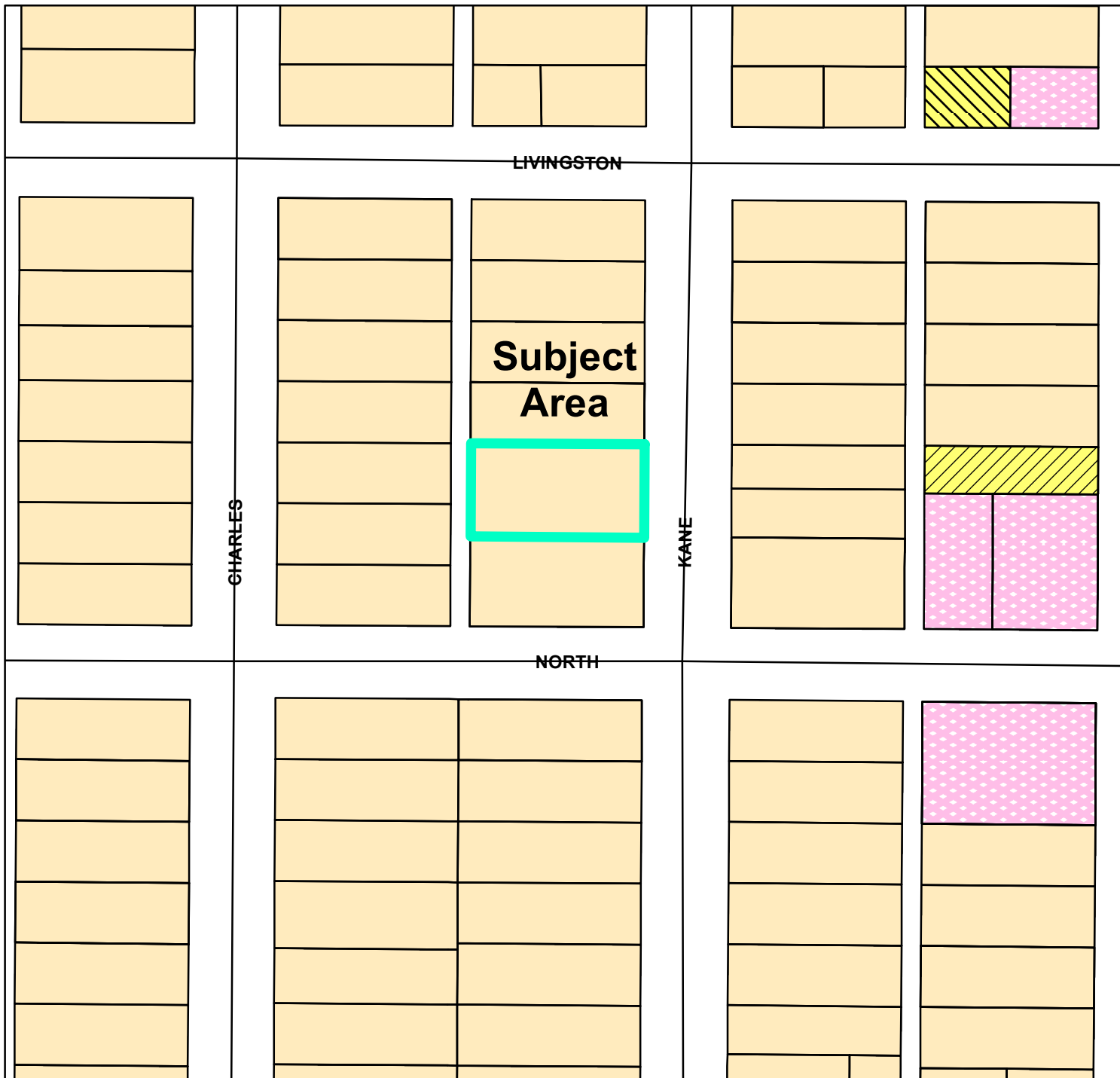


# BASIC ZONING DISTRICTS

-  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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