

Agenda Item 23-1428 (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 Single-Family Residence District to the Residence District allowing for one three-bedroom residential rental unit and one efficiency residential apartment at 3001 State Road.

General Location

Council District 7, Bluffside Neighborhood Association. Located on State Road as depicted on attached Map PC23-1428. The property is surrounded by R-1 Single Family and R2-Residence. Commercial use is also common along this corridor.

Background Information

The applicant is requesting a rezoning from R-1-Single Family to R-2 Residence. The rezoning is being requested to allow for the property to be used as a duplex with a three-bedroom residential rental unit and one efficiency residential apartment. The current use of this property includes a three-bedroom residential rental unit and one vacant unit (with a variance allowing for a cosmetology salon).

The variance to allow for a nonconforming use as a cosmetology salon was granted in 1985. Previous to that, there was a variance to operate as a barber shop.

The applicant states that the space is no longer adequate to meet the service needs of the cosmetology industry. The previous salon operator vacated the premises in January 2023. The applicant stated they tried to find a cosmetology business to lease the location, but no one was interested due to the limited space.

The applicant stated they would plan to add a shower to the existing bathroom and add a stove, fridge, cabinets and countertop to create an approximately 300 square foot efficiency apartment in the vacant space.

Recommendation of Other Boards and Commissions

N/A

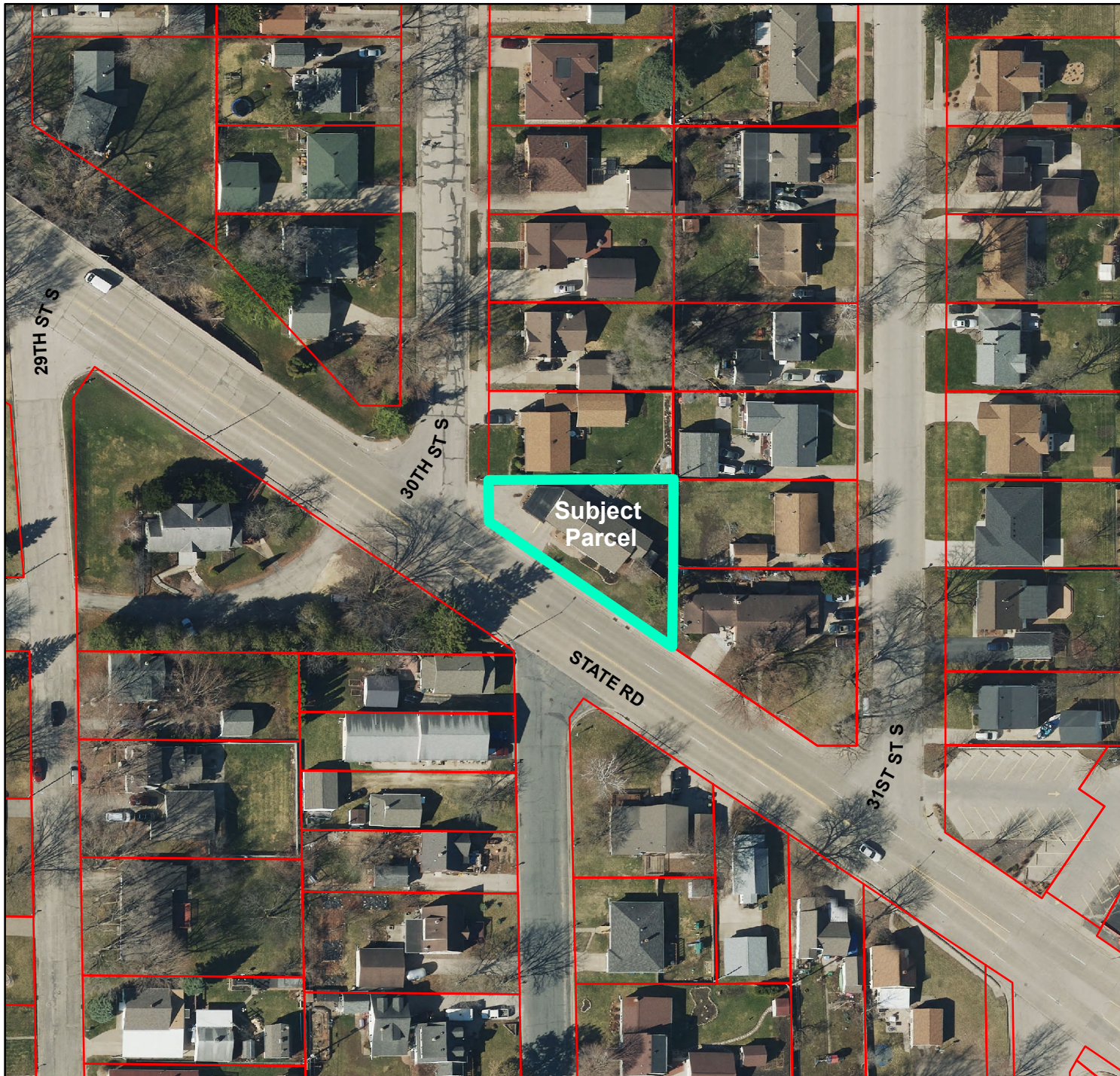
Consistency with Adopted Comprehensive Plan

This property is located along the State Road Corridor and the Bluffside Neighborhood. In the Bluffside Neighborhood, low-density residential is a desirable use. The State Road Corridor has a desire to increase density that is accessible via multiple modes of transportation.

Staff Recommendation

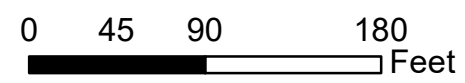
Approval-Staff recommends approval.

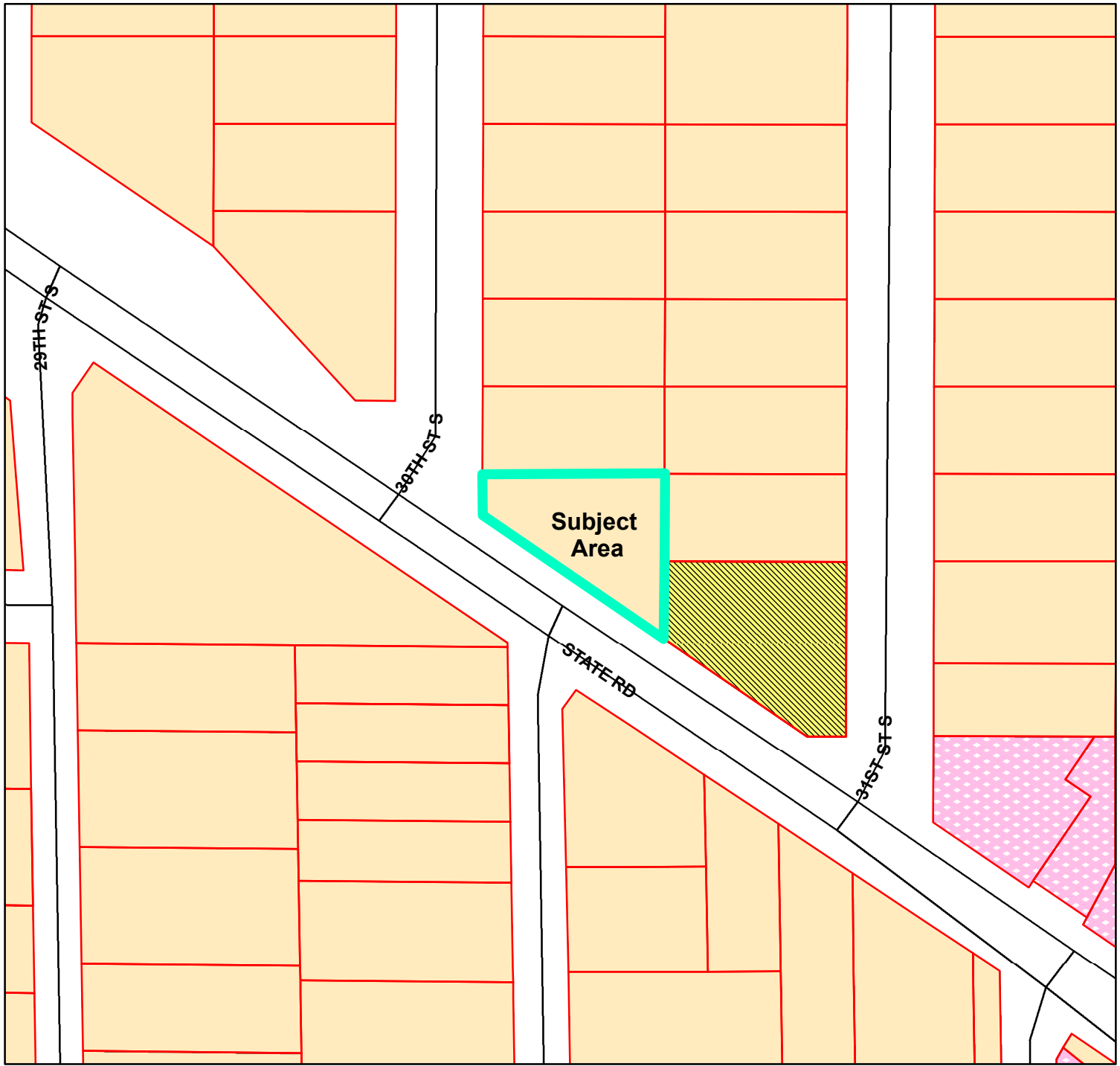
Routing J&A 1.2.24



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
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- City Limits
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