

**Agenda Item 24-1567 (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 Local Business District to the Special Multiple Dwelling District, allowing for low-density residential housing at 818 Vine Street.

**General Location**

Aldermanic District 9, Downtown Neighborhood, on the southwest corner of Vine St. and 9<sup>th</sup> St. N., as depicted in Map 24-1567. Adjacent uses include single-unit and multi-unit residential and an office.

**Background Information**

The primary building appears to have two distinct parts—a two-story structure that was likely historically used as a neighborhood commercial building, and a single-story addition that appears residential in nature. The applicant states the addition has always been residential. Since it is zoned C1 and has not been used as a residence for over 12 months, it lost its legally nonconforming status. The number of units is unclear from the application, but it appears that it would be converted to 3-4 total units. The applicant intends to improve the property and general appearance. R-6 would allow up to 21 units on a lot this size.

**Recommendation of Other Boards and Commissions**

None.

**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map indicates that Low-Density is acceptable for the Downtown Neighborhood; Medium-Density Residential is desirable when it fits the scale and character of surrounding housing types. There is also a need to increase affordable housing, and a desire for smaller-format commercial uses.

**Staff Recommendation**

**Approval**—the desired rezoning would be consistent with past residential use and desired future land use, while reusing an existing building.

**Routing J&A 1.2.2025**



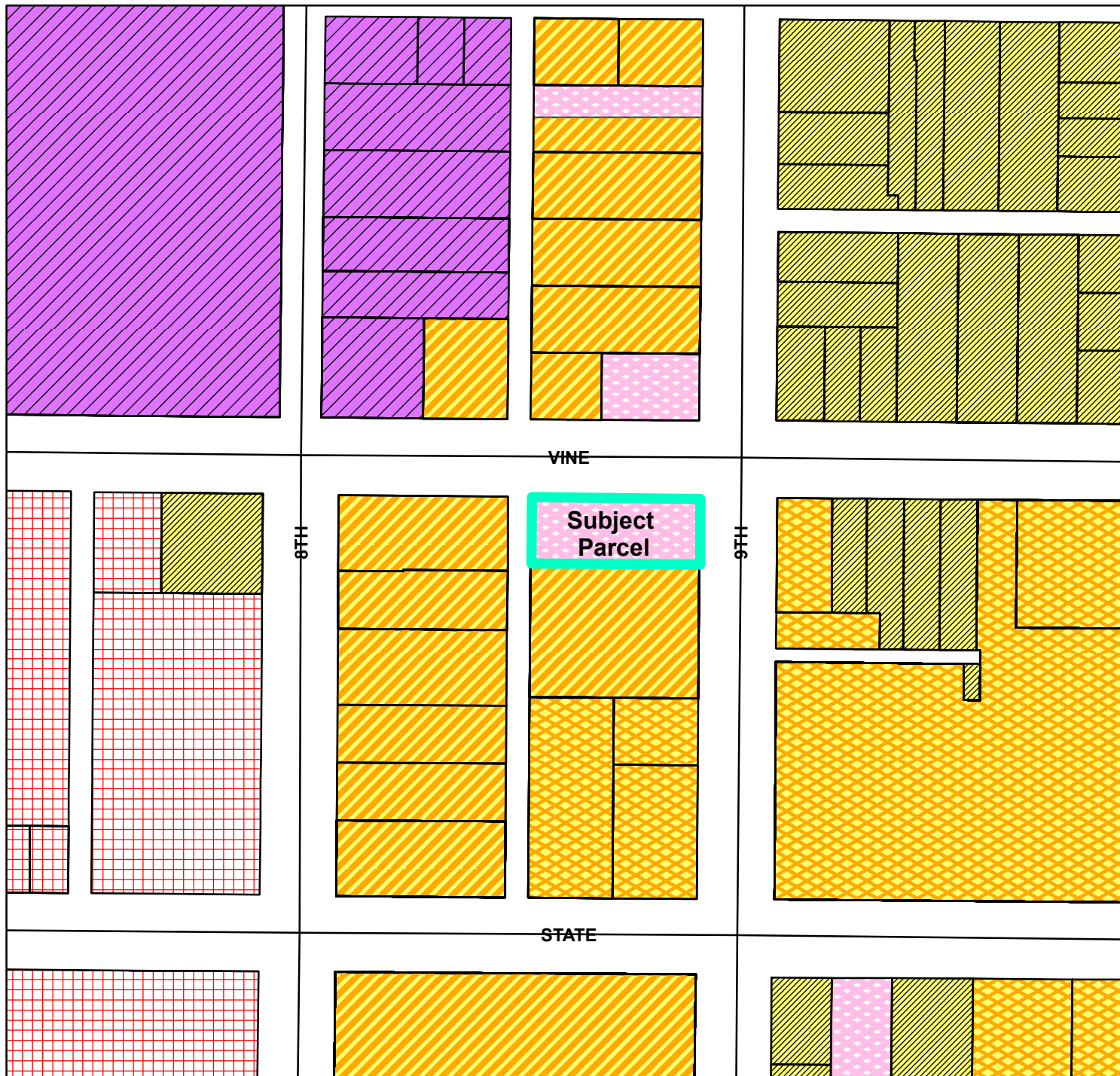
# BASIC ZONING DISTRICTS

-  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



0 40 80 160 Feet





# 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



0 60 120 240 Feet