

Agenda Item 25-1238 (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 Washburn Residential District to the to the Special Residence District, allowing for a triplex at 107-109 9th St S.

General Location

Council District 6, located at the intersection of 9th and Main Streets in the Downtown Neighborhood Association as depicted on attached MAP 25-1238. Adjacent uses include the Main Public Library to the west, a mix of single-family and two-four units to the south and east, and larger multi-family buildings to the north.

Background Information

The applicant is requesting to rezone their property to R3-Residence so they can convert their current duplex into a triplex. Currently, the duplex consists of an upper unit with 2 bedrooms and a lower unit with 4 bedrooms. The applicant states that prior to their ownership a 2-bedroom addition was added to the back of the house creating the 4-bedroom unit, which has been harder to rent. They would like to separate the addition into a third unit, converting one of the bedrooms into a kitchenette and creating a 1-bedroom efficiency. The applicant also states that the existing footprint of the building will not increase with this conversion. Additionally, the applicant states that their newly poured driveway and reduction in the number of bedrooms will decrease the number of cars they currently have parking on the streets.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

According to the Land Use Element of "Forward La Crosse", Low-Density Residential, which includes two- and three-unit structures converted from single structures, is "allowable" within the Downtown Neighborhood.

Staff Recommendation

The applicant is proposing a strategy that allows for the creation of an additional housing unit within a desirable neighborhood. While the density (# of units) may be increasing, the footprint of the existing structure is not, and the number of bedrooms is decreasing. This item is recommended for approval.

Routing J&A 11.4.25



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



0 50 100 200 Feet

