

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 2, 2017**

➤ **AGENDA ITEM – 17-1291 (Tim Acklin and Dawn Reinhart)**

Application of City of La Crosse Planning and Development for a Conditional Use Permit at 809 and 821 6th St. S. allowing for twin homes in the Washburn Neighborhood Residential District.

➤ **ROUTING:** J&A, Public Hearing 10/3/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The City of La Crosse's Replacement Housing Program (RHP) acquired parcels: 807, 811, 813, 815/17 and 821/23 6th Streets. The structures have been demolished and the six lots have been reconfigured to three: 809, 815 & 821 6th Streets. The density make up when purchased was three vacant single family homes and two duplexes; seven housing units total. The RHP desires to construct two twin home units and one single family home; five housing units total. See the attached plans and cover letter for more information.

The RHP assists with Neighborhood Revitalization and Stabilization by providing home ownership opportunities that will attract a variety of household sizes and incomes. By constructing two owner occupied twin home units and one single family owner occupied unit, the RHP will make five units of market rate housing available. The RHP has worked with an Architect to ensure that the development is compatible with the historical charter of the neighborhood.

The lots are zoned Washburn Residential (WR). WR allows two or more family dwellings however as per Municipal Code Sec. 115-343 (13) requires a Conditional Use Permit is obtained to replace a two family dwelling.

Since submittal of the CUP application staff has been working with the developer to slightly modify the plans. The goal is to sell the twin home units around \$175,000-\$185,000. To accomplish this goal the units have been decreased to 1,295 sq. ft. The floor plan has been modified so both units are 3 bedroom and 2 baths. More architectural details and historic character of the neighborhood have been added to the exterior. Draft plans with the revisions are attached to the legislation.

➤ **GENERAL LOCATION:**

800 Block of 6th Street; between Winnebago and Mississippi Streets.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

On 8/8/17 the Community Development Committee confirmed developer selection of Spies Construction LLC and approved the RHP Staff to finalize plans with the Developer that conformed to the density the Neighborhood desired (2 twin home structures and one single family dwelling).

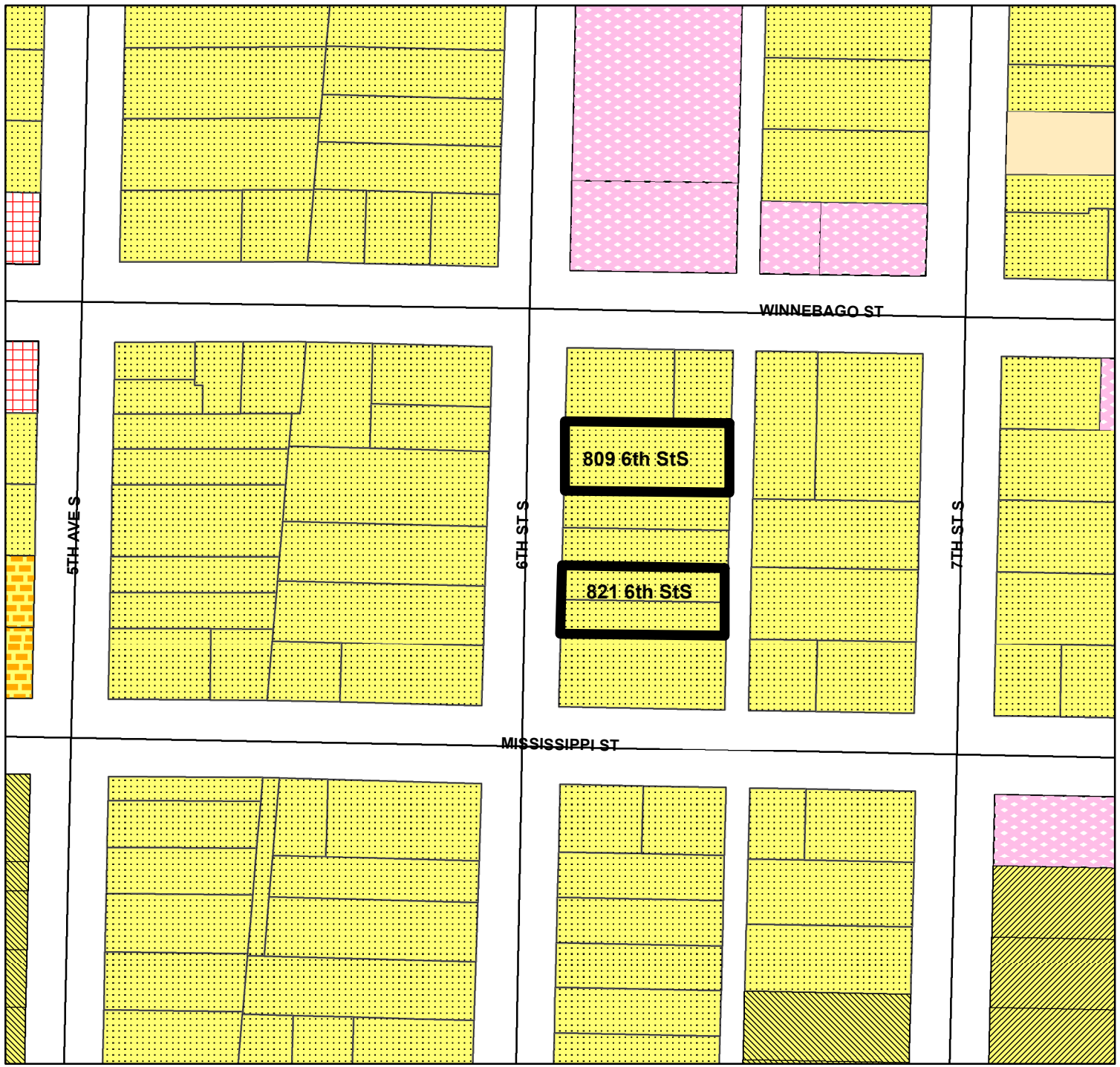
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The area is indicated as Traditional Neighborhood Development which includes a variety of housing unit types and densities.

➤ **PLANNING RECOMMENDATION:**

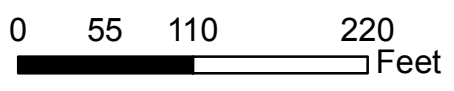
Staff recommends approval with the following conditions:

- 1) Final approval of the plans can be done by Replacement Housing Program Staff as directed by the Community Development Committee.
- 2) Approved final plans are submitted to the City Clerk's Office to be attached to this legislation.



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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