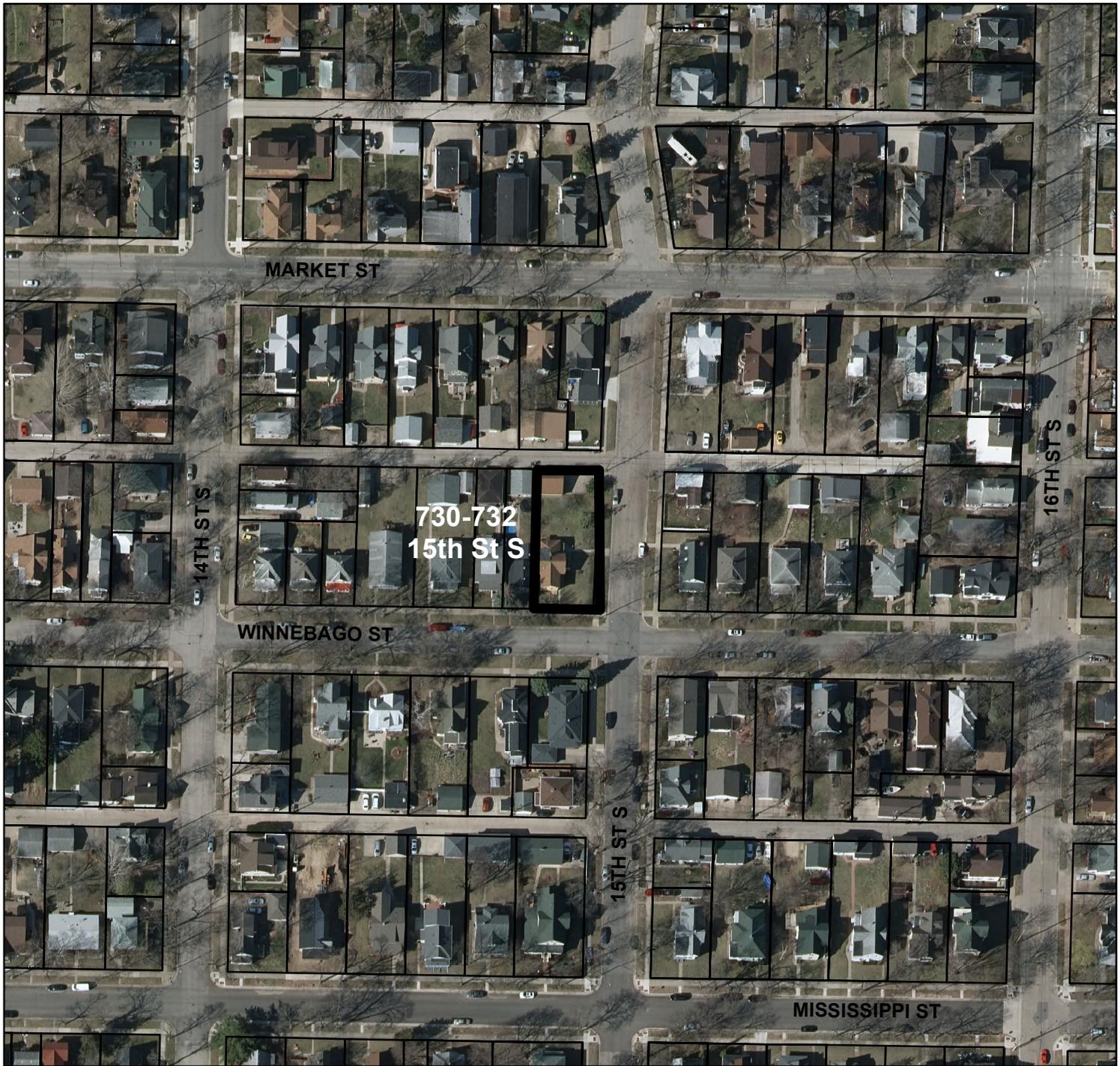


**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 1, 2019**

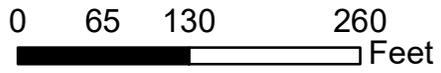
- **AGENDA ITEM – 19-0874 (Jason Gilman)**
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Residence District allowing duplex at 730-732 15th St. S.
- **ROUTING:** J&A 7/2/19
- **BACKGROUND INFORMATION:** The owner, Mr. William Breidel has petitioned the City to rezone the property at 730-732 15th St. S from R-1 Single Family Residential to R-2 Residential to make the existing duplex on the property a conforming use. The owner has indicated the current building houses two families and that the area also supports numerous duplex and multi-family dwellings. The owner has indicated the structure would be difficult convert to a single-family dwelling as the two units are disconnected. The Department was also informed a single family was using the structure for a period of time, however, the family was using separate entrances as the building is divided. Generally, legal-non-conforming duplexes must have a variety of factors establishing the fact they are two-units such as separate utilities, addresses, entrances, and more than one single housekeeping entity. Any combination of these factors may prove the legal non-conformity status.
- **GENERAL LOCATION:** NW corner of Winnebago and 15th Street S at 730-732 15th St S.
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:** Comprehensive Land Use Plan indicates single family housing on this parcel and adjacent blocks/parcels. Current zoning is predominantly R-1 except for parcels across 15th St to the NE where R-2 zoning is prevalent.
- **PLANNING RECOMMENDATION:** While the land use plan indicates single family in this area, the current configuration and historic use of the structure offers two-family density. According to the owner, conversion to single family would be unlikely due to the historic reconfiguration and cost of conversion. Given duplexes co-exist with single family homes in many areas of the City and the change would not constitute illegal spot zoning under the spirit of widely accepted definitions, and the legal non-conforming status may inhibit the owner's ability to improve the structure, the **Planning Department recommends approval with the following condition:**
 1. Any future exterior improvements or expansions to the structure must be approved through the design review process prior to building permitting to assure context sensitivity in the neighborhood.

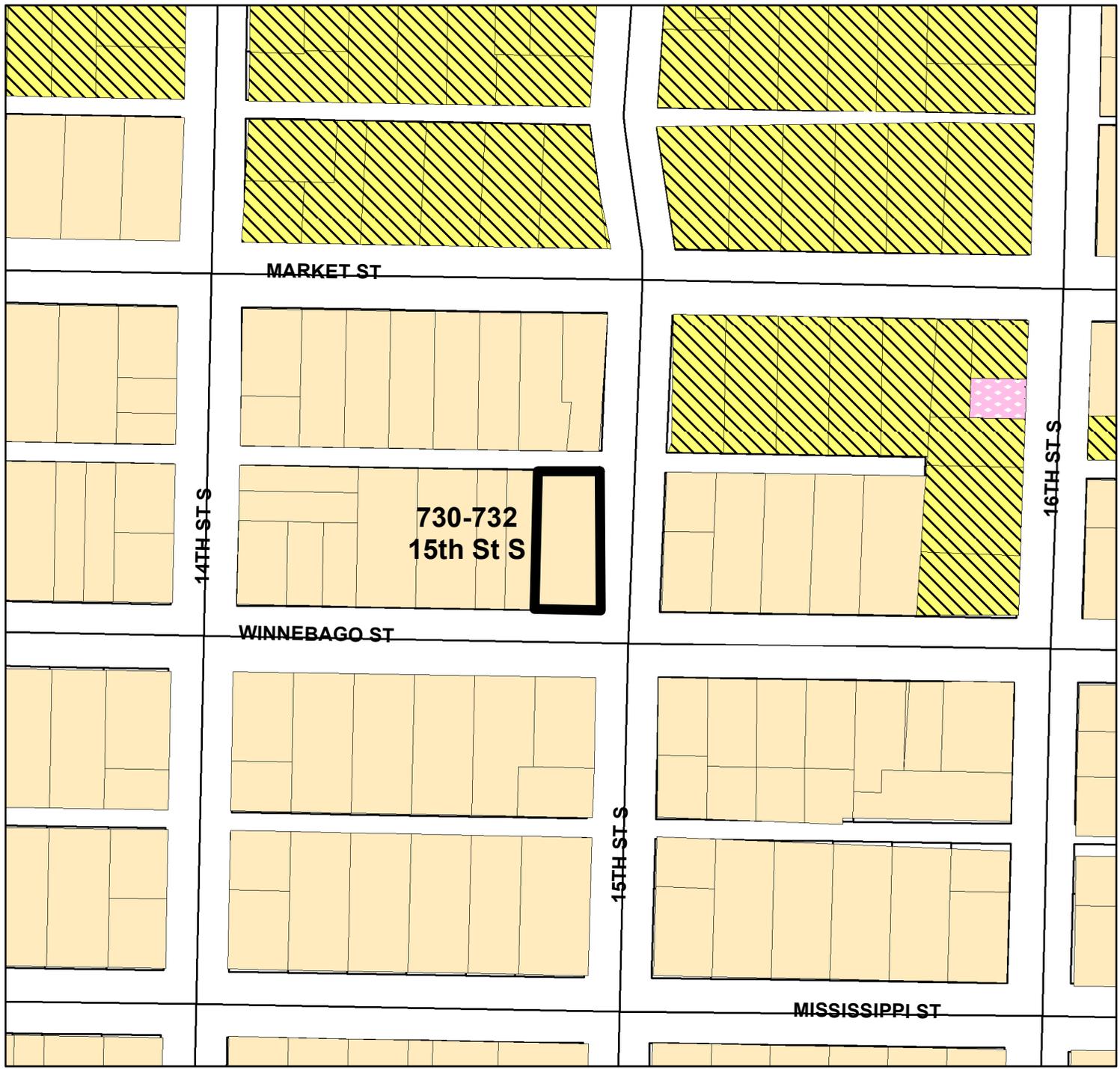


BASIC ZONING DISTRICTS

	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







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

