

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 2, 2019**

➤ **AGENDA ITEM – Jack Zabrowski (18-1710)**

Review/Renewal for the conditional use permit allowing for a 2-unit family dwelling in the Washburn Residential District at 322 9th St. S.

➤ **ROUTING:** CPC ONLY

➤ **BACKGROUND INFORMATION:**

Per municipal code 115-343(13), two or more family dwellings may be permitted as a conditional use in the Washburn Neighborhood Residential District. Mr. Stahr applied for and received a conditional use permit (13-0848) in 2013 for a two-unit family dwelling at 322 9th Street South in the Washburn District. Per this agreement the conditional use permit is valid for five years and requires review/renewal by the City Plan Commission. The application before you today is for renewal of the conditional use permit for a two-unit family dwelling at 322 9th Street South.

➤ **GENERAL LOCATION:**

Washburn neighborhood, 322 9th Street South, near the intersection of 9th and Cass Streets

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan calls for the Washburn Neighborhood to be Traditional Neighborhood Development (TND). This designation would include a mix of single family and multi-family housing. Approval of this Conditional Use Permit would be in agreement with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

Per Municipal Code 115-343(13)(a) Planning staff uses the following provisions when reviewing Conditional Use Permit petitions for two or more family dwellings in the Washburn Neighborhood Residential District:

In the Washburn Neighborhood Residential District, two or more family dwellings may be permitted as a conditional use provided such dwelling units are compatible with the surrounding neighborhood with respect to such matters as parking, greenspace, design, maintenance, density, landscaping and other attributes consistent with the Washburn Neighborhood Residential District.

Planning staff recommends approval of the Conditional Use Permit application with continuation of the five year review process.