

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
October 30, 2017**

➤ **AGENDA ITEM – 17-1486 (Tim Acklin)**

Application of H&H Investment Properties LLC for a Conditional Use Permit at 622 8th St. S. allowing for a duplex in the Washburn Residential District.

➤ **ROUTING:** J&A, Public Hearing 10/31/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

This application would allow the owner to construct a duplex on the property depicted on attached **MAP PC17-1486**. The property is currently zoned Washburn Residential which allows for property owners to apply for a Conditional Use Permit to construct a 2 unit or higher residential structure.

This project would include the demolition of an existing 3 bedroom single-family home. The owner has stated that they would like to replace it because the foundation is failing. They would then construct a 2-story duplex with a total of four-five bedrooms. The applicant would like to have 5 bedrooms but may only be able to have room for 4 bedrooms depending on the design review requirements. Conceptual plans for the duplex are attached to the Legislation.

➤ **GENERAL LOCATION:**

622 8<sup>th</sup> Street S.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The area is depicted as Traditional Neighborhood Development on the Future Land Use Map in the Comprehensive Plan which is supposed to support a variety housing types and densities. This block of 8<sup>th</sup> Street already includes this variety. The construction of a duplex in this area is consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

This block of 8<sup>th</sup> Street S is currently a mix of residential rental densities. Of the 11 properties facing 8<sup>th</sup> Street s between Ferry and Market Streets 8 are rental properties

2 are owner occupied and 1 is a parking lot for Viterbo University. The mix of rental densities ranges from 2-8 units. Having a duplex on this parcel would not have an adverse impact to the neighborhood. Additionally, rather than request to rezone the property for a higher density the owner is requesting a CUP, thereby following the process that was created as part of this zoning district by the neighborhood association.

**This application is recommended for approval with the following conditions:**

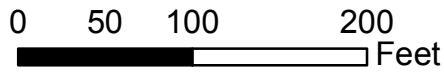
- 1) Development must go through the City's Multi-Family Design Review Process.**
- 2) Limit the development to five bedrooms maximum.**
- 3) Must meet the off-street parking requirement of one space per bedroom. No waiver of this design requirement may be applied for.**



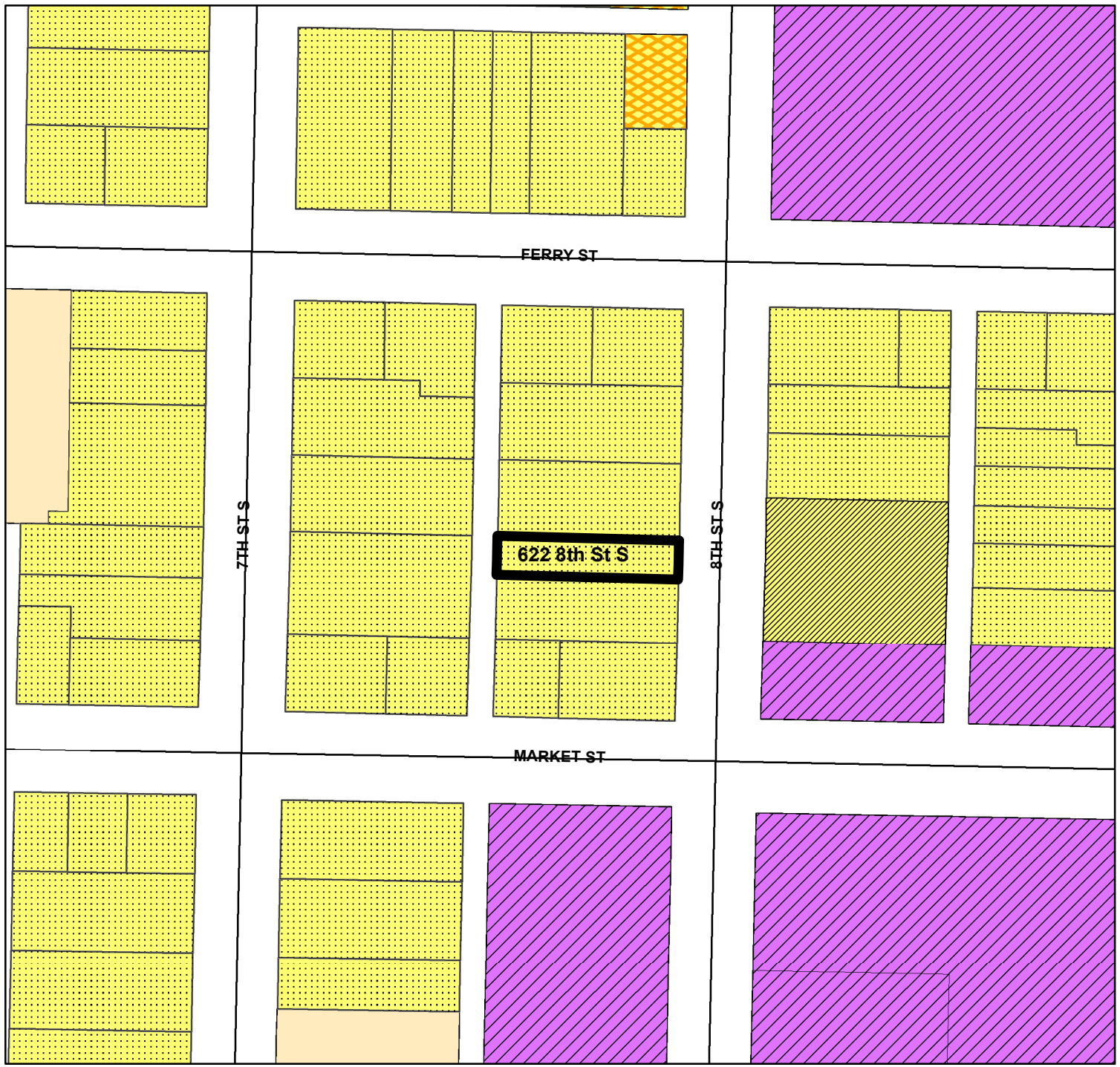
## BASIC ZONING DISTRICTS

	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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