

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 30, 2019**

- **AGENDA ITEM – 19-1862 (Jason Gilman)**
Review of Conditional Use Permit allowing for a 2-unit family dwelling in the Washburn Residential District at 322 9th St. S.

- **ROUTING:** CPC only 12/30/19

- **BACKGROUND INFORMATION:** The City has the ability to conduct annual reviews of certain conditional uses to assure compliance with the application and original approval and to mitigate any potential affects. In this case, the permit was granted in 2013 with a required 5-year review and a reversion clause that if the structure was discontinued as a duplex, it shall revert to a single-family home. In addition, the duplex was required to have 2 off street parking spaces, which are accommodated on site.

The current property indicates only one address (322 9th Street S). Most duplexes must have a certain number of conditions present to justify two housekeeping units including but not limited to separate addresses, entrances, utilities, etc.

- **GENERAL LOCATION:** 322 9th Street S, on the west side of 9th, just north of Cameron Ave.

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** The Common Council approved this conditional use permit for a duplex, January 9, 2014.

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:** This parcel is designated as Traditional Neighborhood Development in the future land use plan, which accommodates various residential densities.

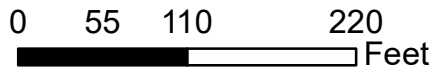
- **PLANNING RECOMMENDATION:** Given there is no indication this property was converted to a duplex as only one address is evident, the conditional use permit will be nullified upon January 9, 2020, 5 years from the approval according to the conditions.

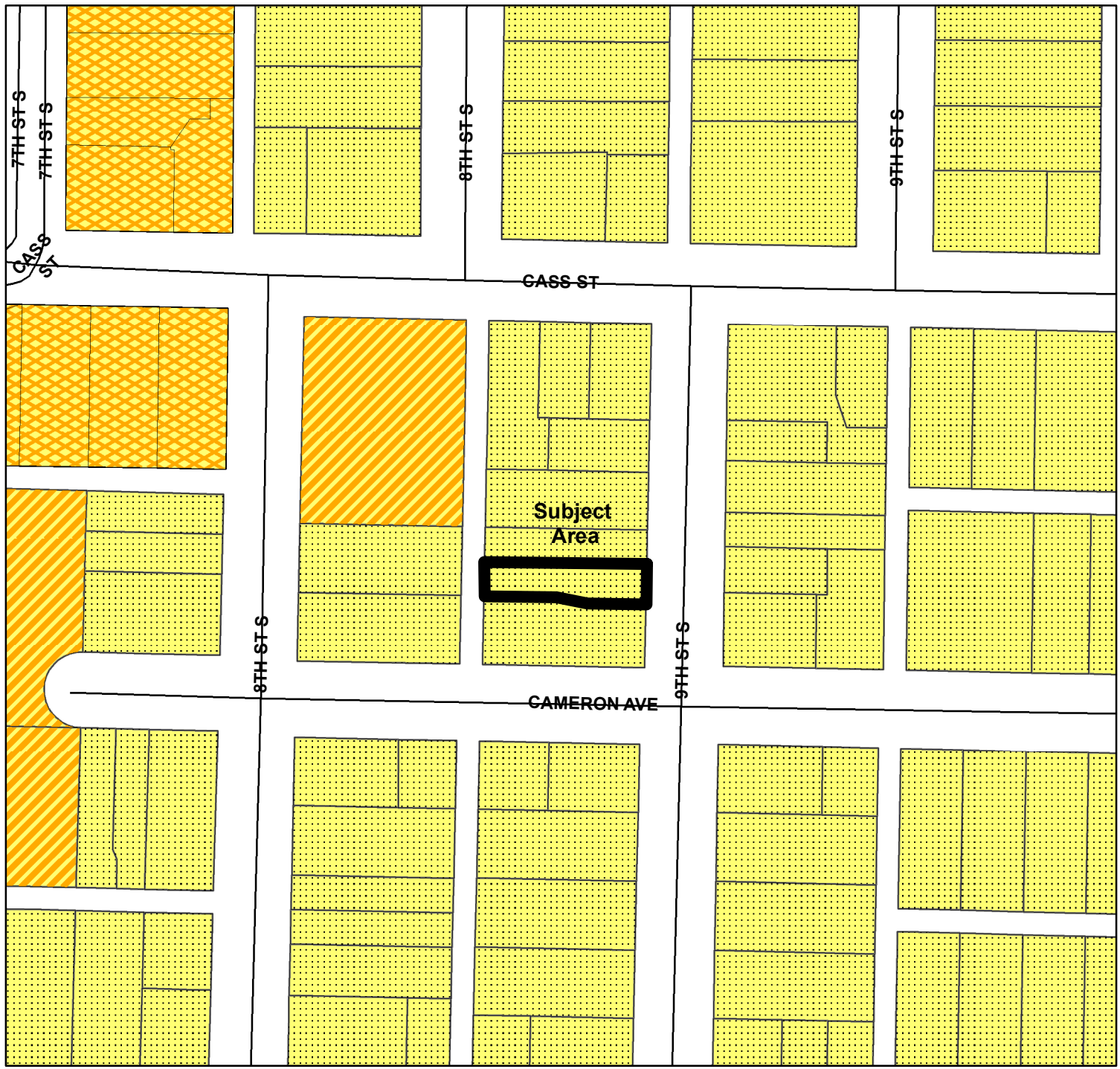


BASIC ZONING DISTRICTS

	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
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