

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 4, 2019**

➤ **AGENDA ITEM – 19-0110 (Tim Acklin)**

Application of Christine Kahlow for a Conditional Use Permit allowing a duplex in the Washburn Neighborhood Residential District at 233 9th St. S.

➤ **ROUTING:** J&A 3/5/2019

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a Conditional Use Permit for the property depicted on attached **MAP PC19-0110** to be able to use the property as a duplex. The property, which was recently purchased by the applicant, was being used as a 4-plex with five or more bedrooms. The applicant is proposing to reduce the number of units to two. One unit will be a one-bedroom apartment and the other will be a 4-bedroom apartment.

The property can currently provide parking for approximately four vehicles, three in the garage and one on the adjacent parking pad. Depending on the size of the tenants vehicles there may be room for an additional parking space.

At the time of purchase, not all four units were occupied and it lost its grandfathered status to continue to be used as a 4-plex. Washburn Residential (WR) allows for multi-family by Conditional Use Permit.

➤ **GENERAL LOCATION:**

233 9th Street S, Washburn/Downtown Neighborhood Associations

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This property is designated as Traditional Neighborhood Development in the Future Land Use Map of the Comprehensive Plan. This land use category includes a variety of housing types and densities, typically greater than 4 units per acre.

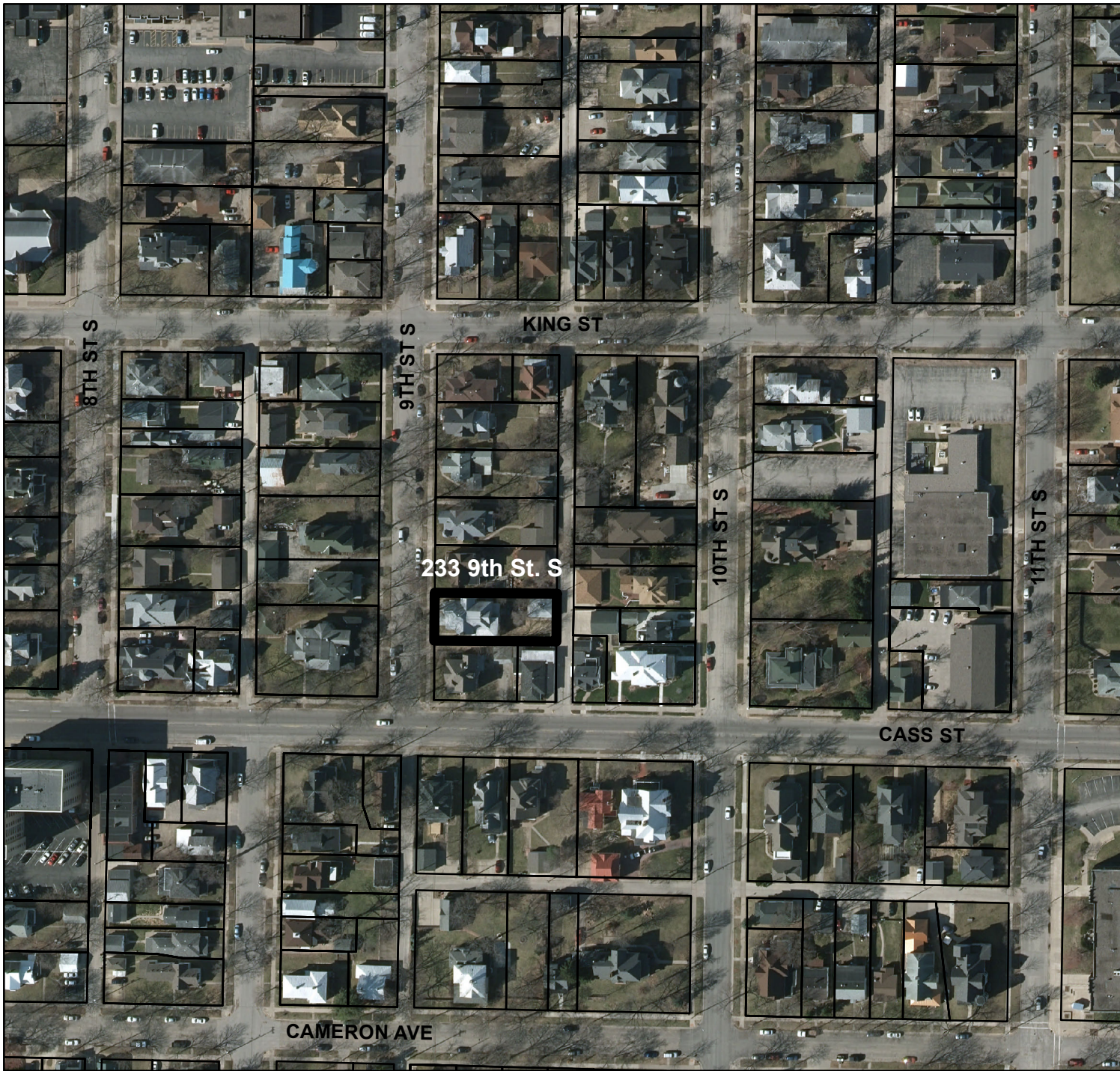
The lot is 8,193.75sqft. At two proposed units, the density per acre is 10.63, which would make this consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**


The applicant has purchased a property that has been dilapidated and in disrepair for quite a number of years and is making a substantial investment to upgrade the existing mechanical facilities and rehab the house. Additionally, the house is located in the 10th and Cass Historic District, which allows her to apply for State and Federal Historic Tax

Credits to assist with the renovation. Utilizing this program will require that any work being done must meet the Secretary of Interior's Standards for Rehabilitation for historic buildings. Additionally, the applicant is reducing the number of units from four to two, which is reducing the density on the parcel and making it more conforming to existing zoning. Lastly, the applicant's current residence is directly across 9th Street, which would allow them to be more actively involved in any issues or management of the property in a timely manner.

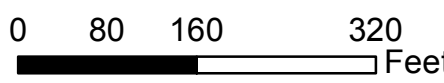
Staff does not have a concern with parking. While the one space per bedroom requirement may not be met, the applicant has reduced the number of bedrooms. **This Application is recommended for approval.**

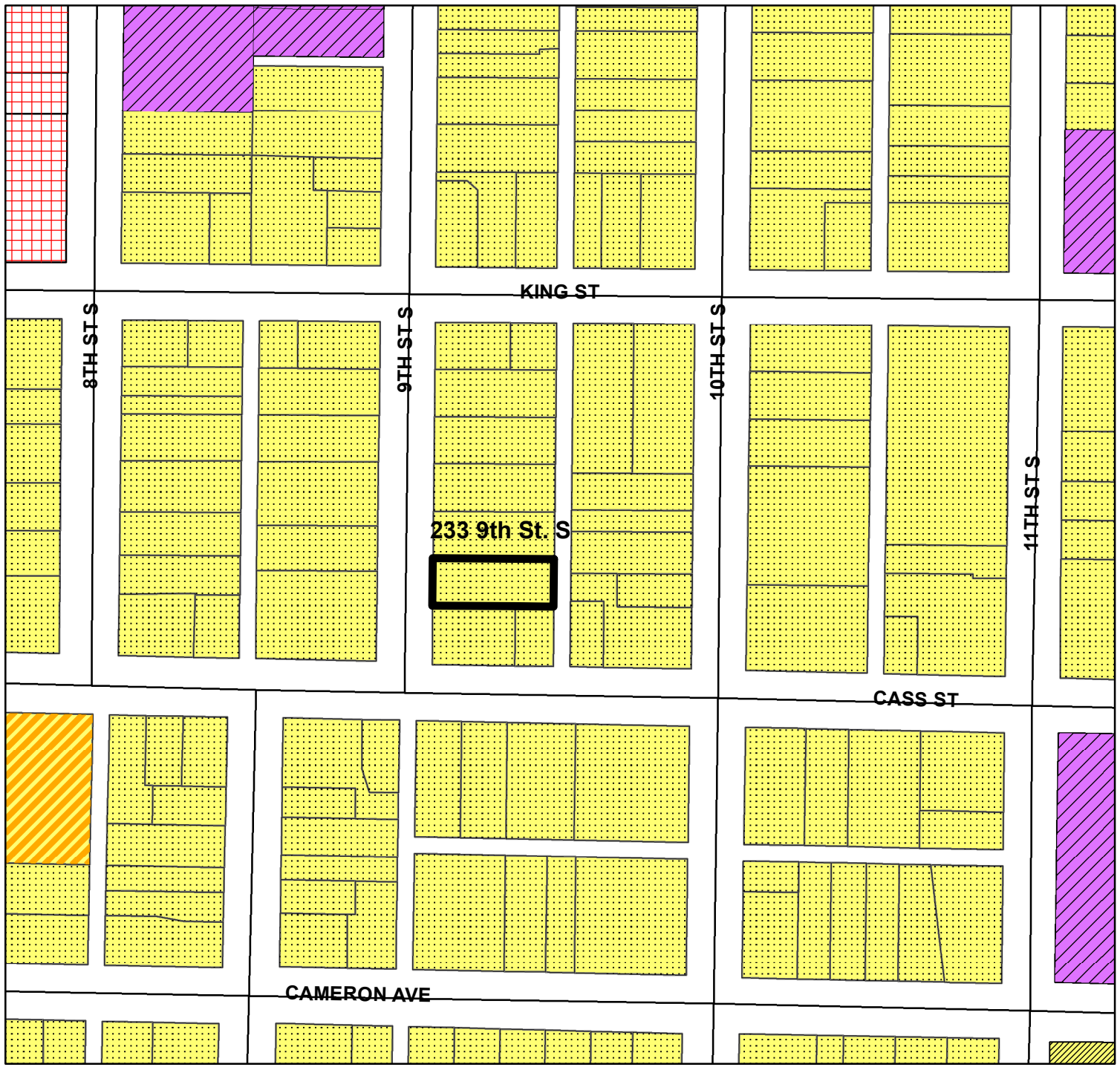


BASIC ZONING DISTRICTS

	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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