June 4, 2018

From: John and Sangeetha Kelly, 304 21st St. South, La Crosse

(785) 550-4571 sangeethalourdes@yahoo.com

To: Common Council of the City of La Crosse

Council Members:

We are John and Sangeetha Kelly, of La Crosse. We are applying for a **conditional use permit**, to allow for the **removal of the house structure** from the property we purchased almost two years ago, adjacent to the one our house is on.

We have lived at 304 21st St. for three years. We love it here, and feel fortunate to raise our seven-year-old son here. Our only hesitation before buying our home (one echoed by other potential buyers, we were told) was that its lot is undersized. The next door house, at **2036 Cass**, is only 7 feet from ours -- and that other property's back yard is the natural back yard of OUR house.

Therefore, when the 2036 Cass property went on sale, we jumped at the chance to purchase it. Finally, we had a back yard! We hoped that someone could **MOVE the other house to a vacant lot** in La Crosse, fully preserving both the city's tax base and its housing stock. We have worked hard to make this happen, with two potential movers (we would sell them the house structure for just one dollar). One is now ready to move ahead with the work.

Whether the house is moved or demolished, our plan is to replace its footprint with beautifully landscaped green space, while keeping the existing driveway in place; to park two cars.

We plan to live here for many years; but, IF we someday sell our house and property, we will try to sell both lots to the same owner. We understand that we must preserve the possibility of some future owner rebuilding a house on that lot. However, we presume that they will agree with us (and with the owners before us, the Halter family) -- that the 21st Street house (the one we live in) is *not* a desirable property *WITHOUT* its natural back yard, on the Cass Street property.

We understand the city's concern about the tax base. We are happy to pay a Payment in Lieu of Taxes in perpetuity, as if a house were still on the Cass Street lot.

If the house-moving deal falls through and we instead proceed with demolition, Habitat for Humanity has agreed to salvage any materials they can.

Four neighbor households we know well fully support our intentions. We are now talking to the other three neighbors within a 200-foot radius, but we have no reason to believe they would object.

We understand that your decision to support or oppose our plan will be based on several factors. Thank you for taking the time to consider our thoughts.

Respectfully,

John and Sangeetha Kelly

Please note: We will be out of town on July 2 and 3. Our reighbors Carol Kratz and Drake Hokanson are fully authorized to speak and answer grestions in our place, during the planning and J+A neetings.

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):
John and Sangeetha Kelly, 304 21st St. S, La Crosse, WI 54601
Address(es) of subject parcel(s): 2036 Cass St, La Crosse, WI
Tax Parcel Number(s): 17-30243-140
Legal Description (must be a recordable legal description; see Requirements): From Ded 10/13/17
That part of the SW 1/4 of the Fractional NW 1/4 of Section 4, Township 15 North, Range 7 West, La Crosse County, Wisconsin, formerly known as that part Lots 50, 51 and 52 in Block 4 of Smith and Bachelder's Addition to La Crosse (now vacated), described as follows: Beginning at a point which is 48 feet West if the Southeast corner of Lot 50 in Block 4; thence North across Lots 50, 51, and 52 in said Block 4 on a line parallel with the East line of said Lots to a point in the North line of Lot 52; thence West along the North line of said Lot 52, a distance of 48 feet; thence South across said Lots 50, 51 and 52 to a point in the South line of said Lot 50, a distance of 40 feet West of the point of beginning; thence East 40 feet to the point of beginning.
A Conditional Use Permit is required per La Crosse Municipal Code Sec. 115-356 If the use is defined in Sec.: 115-347(6)(c)(1) or (2), see "*" on the next page.
• 115-353 or 356, see "**" on the next page.
Is the property/structure listed on the local register of historic places? Yes No X
Description of subject site and CURRENT use: Property with green space and one single-family
house. House is unoccupied except as occasional guest space for family visitors to adjacent
property. Green space is used as yard for adjacent property (same owners as subject site), which lacks one
Description of PROPOSED site and operation/use (detailed plan of the proposed site): Green space as yard for adjacent property (same owners as subject site), which lacks a yard.
See attached cover letter for justification for removal of house on subject site.
Type of Structure proposed: none
Number of current employees, if applicable:
Number of proposed employees, if applicable:
Number of current off-street parking spaces: 2 (one in garage, other in driveway)
Number of proposed off-street parking spaces: nene- Keyo existing drevey for 2 pushal vehicles

APPLICATION	more makes that a	at second district

						1600	14.	:.· · .	4.47	Lan.	
e e e e e e e e e e e e e e e e e e e			 ***								
	 - •			<u>.</u>							(C)
		111	S. See		10,7	taylar.	: ::	e professor	10 100		gia ji

ROLL SETTING TO A COMPANY OF SOME ATTEMPT.

CITY OF LA CROSSE, WI General Billing - 157109 - 2018 005012-0039 Rachel H... 06/04/2018 12:47PM 193737 - KELLY, JOHN H

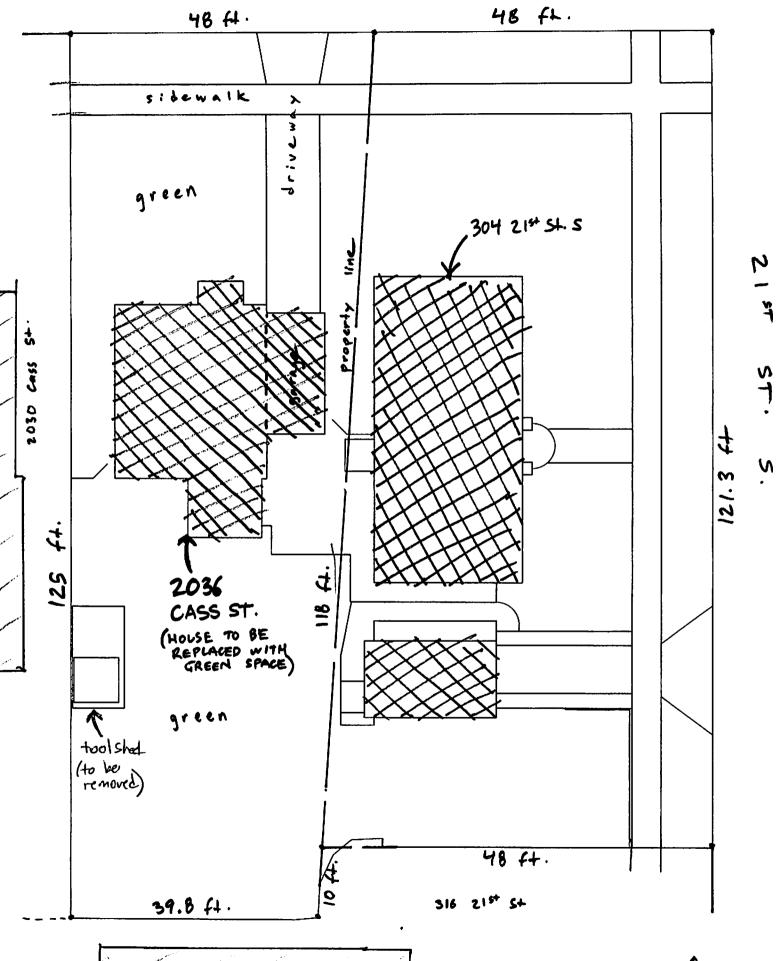
Payment Amount: (13) 100,00 of the set of t

The content of the co

type-covering the first control and the control of the control of

The many first than a second of the second o

	* If the proposed use is d	efined in S	ec. 115-347(6)(c)						
	(1) and is propose and off-street parking shall									
	or									
	(2) a 500-foot notifi	cation is re	quired and off-str	eet parki	ing is required	d.				
	Where the side or rear lot line abuts or is located across an alley from any residential zoni abutting residential property owners shall be notified of the privacy fence provision by the City C									
	Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crocounty Register of Deeds at the owner's expense.									
	**If the proposed use is notified of the privacy fer				56, abutting	property ov	vners shall be			
	Check here if propo	osed operat	ion or use will be	a parki	ng lot:					
	Check here if property	osed operat	tion or use will be	green s	space: X					
	Applicant/property owner nuntil the property tax valuation of the improvement	tion of any	new structure or	improvei	ments is equa	period of twen al to or greate	ity (20) years or Ir than the base			
	In accordance with Sec. 16 for demolition or moving pequal or greater value. Are the issuance of any demo	ermits if the	e application doe placement struc	s not inc	lude plans fo	or a replacem	ent structure of			
	If the above paragraph is County Register of Deeds greater value within two (property owner shall be sul	and should 2) years of	I the applicant no f the issuance o	ot compl of any de	ete the repla emolition/mov	cement struct	ture of equal or he applicant or			
	CERTIFICATION: I hereb that I have read and und attachments submitted here	erstand the	content of this	applicat	tion and that	the above s	rized agent and statements and			
			2	<i>! /</i> .			ne 4, 2018			
			(signature)				date)			
			7855504571			ourdes@yaho	o.com			
			(telephone)		(email)					
	STATE OF WISCONSIN)								
	COUNTY OF LA CROSSE)ss. `								
		,	<i>(11</i> 1.		_					
_	Personally appeared before the personal transfer to be the person to be th	e me this _	day of <u>Ju</u>	ing instr	, 20 <u>1</u> %,	the above na	med individual,			
	·	on who exe	cuted the loregon		~,	, ~	ne same.			
	TARA FITZGERALD Notary Public		Notan	Public	titage	racol				
	State of Wisconsin				n Expires: _	5111	2027_			
_	V 0 0 7 0 7 0 7 0 7	9	•		-					
	Applicant snall, before the information verified by the	nng with ti e Director	of Planning & Do	evelopm	ent.	plication rev	iewed and the			
	Review was made on/the _	4× 00	y of Jue		, 20 <u>/8</u> .					
	Signed:	ELI)	Shiw	Plan	, 20 <u>18</u> .					
	Director of Plannii	ng & Develo	ppment							
	\sim									



17



 $Z \rightarrow$