

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 27, 2017**

➤ **AGENDA ITEM - 17-0114 (Jason Gilman)**

Application of City of La Crosse (on behalf of Scott & Mary Rathgaber) for a Conditional Use Permit to combine two undeveloped residential lots creating one single lot for the construction of a single family home at 1208 5th Ave. and 1212 5th Ave.

➤ **ROUTING:** J&A Committee, Public Hearing 2/28/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Mr. and Mrs. Scott and Mary Rathgaber have applied for a Conditional Use Permit to combine two parcels located at 1208 and 1212 5th Avenue in La Crosse for the purpose of building a single family home. The City of La Crosse Housing Rehabilitation Committee purchase both parcels and demolished the structures and placed the lots for sale under the City's Housing Replacement Program, which used TIF funding toward neighborhood revitalization. Each parcel is 50 feet wide by 171 feet or approximately 8,550 square feet. Zoning on the property is currently R-1 Single Family Zoning. The surrounding zoning is R-1 North, South and East and R-6 to the west across the alley. A Conditional Use Permit is required pursuant section 115-3453 (14) of the City's Zoning Code which requires a CUP for undeveloped residential lots which are combined to create a single lot must obtain a conditional use permit, except those lots that are less than 7,200 square feet. The City's Comprehensive Land Use Plan indicates this area as Traditional Neighborhood Development. Housing in the vicinity of the proposed lot consolidation range from 1,200 square feet to 2,200 square feet on the ground floor and are both single and multi-story structures.

Mr. and Mrs. Rathgaber's submitted plans indicate a home on the combined lots with dimensions of approximately 54' x 33' or 1,782 square feet on the ground floor which is in the range of housing in the area. The style submitted is also in keeping with historic styles of homes with a front porch, steeply angled roof and dormers. The proposed garage appears to be detached as others are in the neighborhood and facing the alley.

➤ **GENERAL LOCATION:**

1028 and 1212 5th Avenue between Adams and Johnson Street, one block north of Poage Park.

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

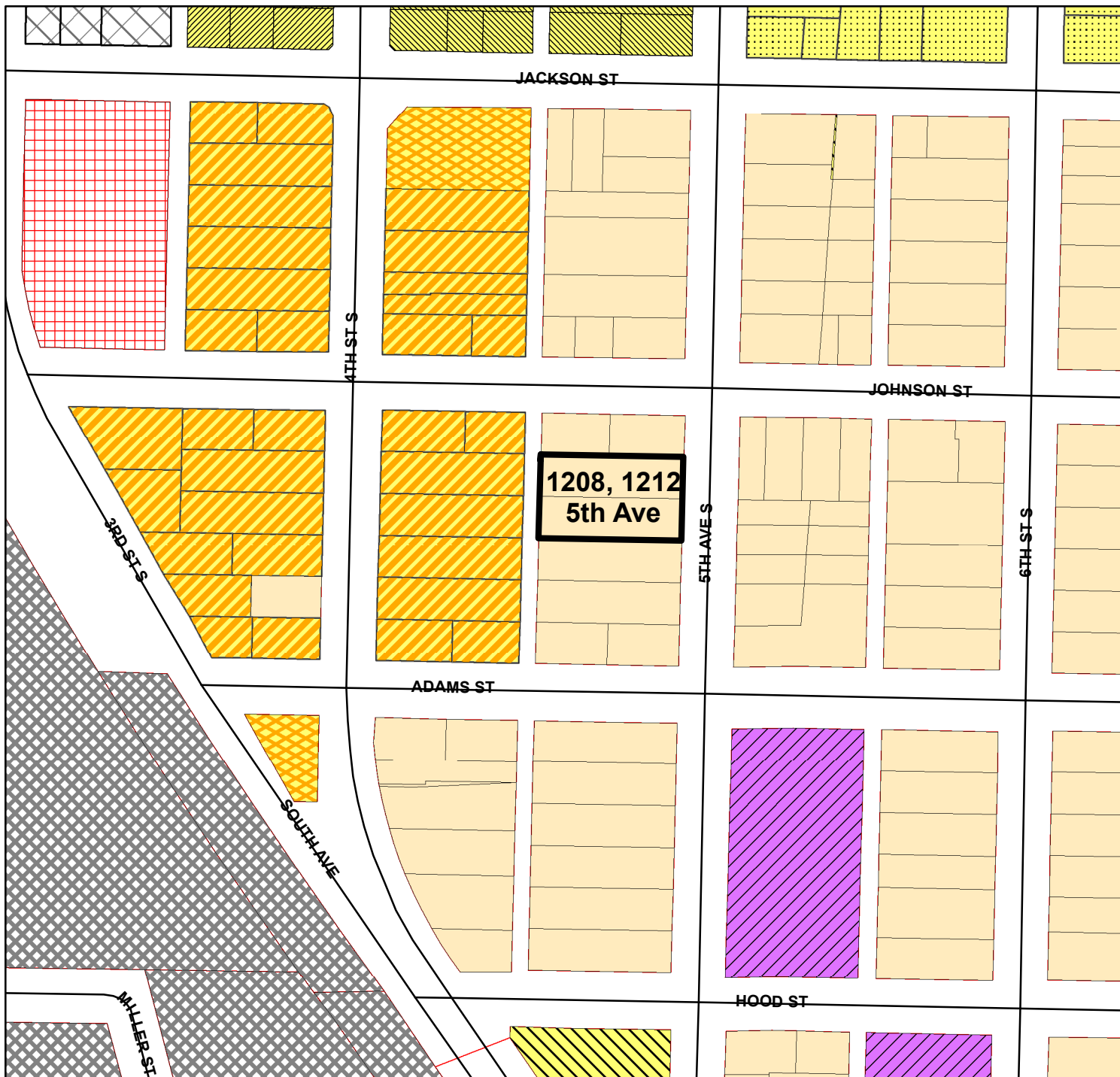
Approval by the Housing Rehabilitation Committee in September of 2016 to combine the parcels, subject to the Planning Commission's action.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























This proposal is consistent with the City's Comprehensive Plan which provides for a mix of housing types and densities.

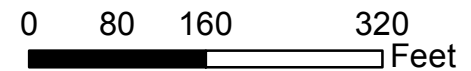
➤ **PLANNING RECOMMENDATION:**

The recommendation of the Planning Department is to approve based upon the submitted plans.



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





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



