

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

➤ **AGENDA ITEM – 19-1353 (Lewis Kuhlman)**

Application of John and Joyce Deal for a Conditional Use Permit allowing demolition of structure for greenspace 1908 30th St. S.

➤ **ROUTING:** CPC 9/30/19; J&A 10/1/19

➤ **BACKGROUND INFORMATION:**

The applicants have used this ~710 sq. ft. single-unit residence as a rental property. A water leak and broken pipe caused water damage and mold to form. Applicant was unable to recover any insurance money to make repairs and ask to demolish the residence and leave the three-stall garage and shed on the property. Demolishing a building for green space requires a CUP in order to give a public hearing on potential loss of tax base and usable structures. The fair market value of the improvements (including the garage and shed) is \$37,400. The applicants are considering building a residence for themselves on the 5,837 sq. ft. property. The application did not contain a landscaping plan, so we assume turf grass in place of the building.

➤ **GENERAL LOCATION:**

The third lot south of State Rd on the west side of 30<sup>th</sup> St as depicted in Map 19-1353.

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

Not applicable.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

If the applicants were to rebuild a residence on the site it would be consistent with the Future Land Use Map's indication of this area as Single-Family Residential. The demolition would meet Land Use objectives to remove blighted structures and make way for redevelopment.

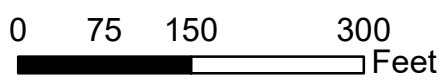
➤ **PLANNING RECOMMENDATION:**

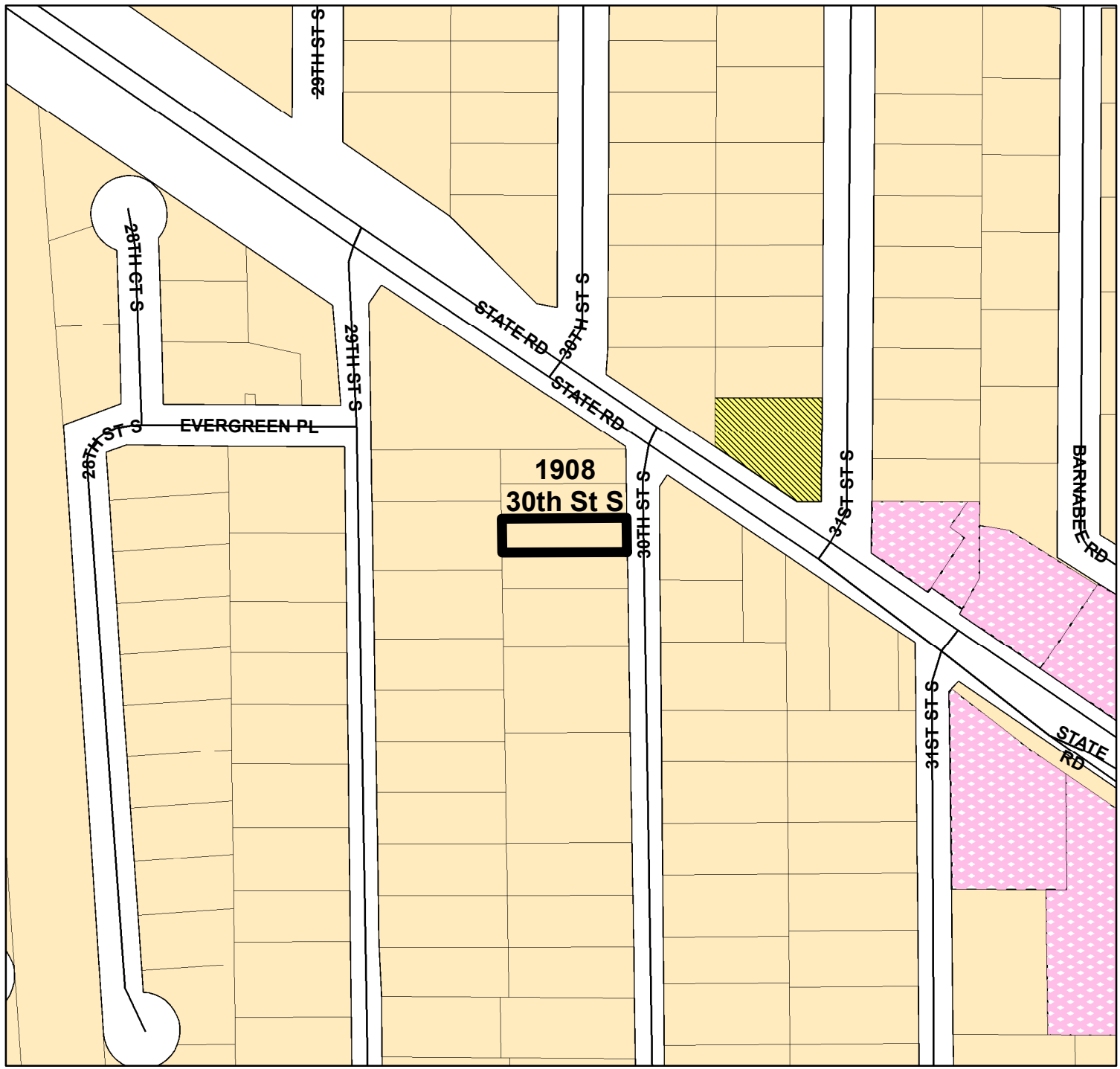
**Approval with a condition** that the applicants sign a payment for municipal services agreement to go in effect until a new primary structure is built on the site.



# 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
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