

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 1st, 2018**

➤ **AGENDA ITEM - 18-1226 (Jason Gilman)**

Application of Philip Gelatt for a Conditional Use Permit allowing demolition of structure for green space at 444 Losey Court Lane.

➤ **ROUTING:** CPC & J&A

➤ **BACKGROUND INFORMATION:**

The applicant Mr. Philip Gelatt is requesting a conditional use permit to demolish the structure (single family home) at 444 Losey Court for green space and fenced area. The applicant has also indicated in the application that they intend to leave the parcel separate, zoned R-1 and may consider a new single family home on the parcel in the future.

➤ **GENERAL LOCATION:**

444 Losey Court

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive designates this parcel as R-1 Single Family Residential. Green Space is a permitted use in the R-1 Single Family Zoning District

➤ **PLANNING RECOMMENDATION:**

Several city plans and reports including the City's Housing Task Force Plan (2012), Single Family Conversion Ad Hoc Committee Report (2013) and City's Comprehensive Plan (2002) contain recommendations to preserve the City's single family housing stock. Recent data suggests the City has an exceptionally low vacancy rate and is in need of single family homes, especially those that can serve the needs of families or those entering the market to join the workforce.

It is therefore the recommendation of the Planning Department that this application be denied, consistent with previous similar recommendations that involved demolition for green space, without a commitment for imminent reconstruction.

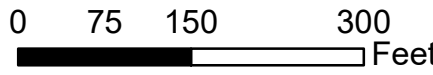
If the Planning Commission considers approving, it is recommended a Payment in Lieu of Taxes Agreement be required pursuant the City's standard terms.

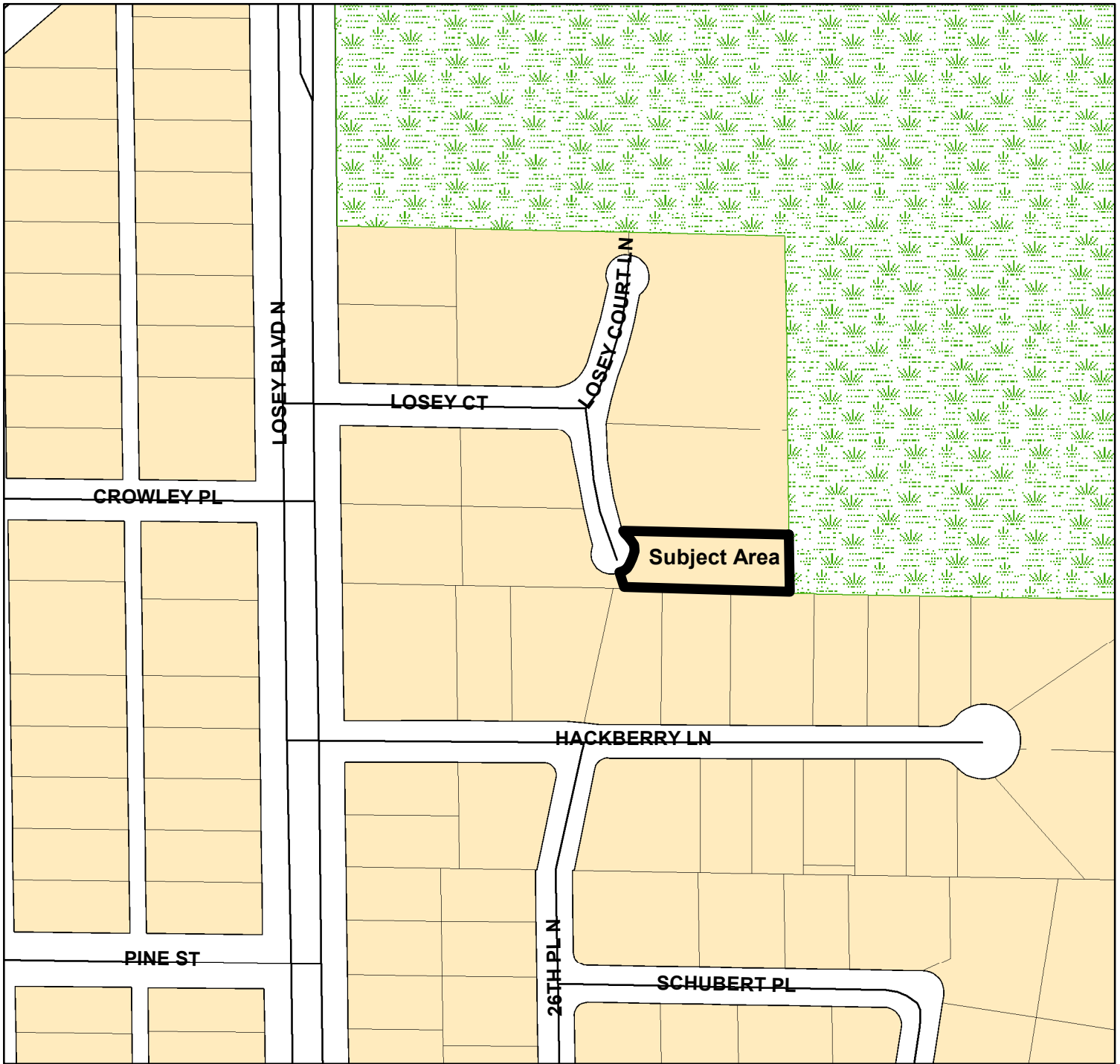


BASIC ZONING DISTRICTS

	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



