

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 1, 2017**

➤ **AGENDA ITEM – 17-0446 (Andrea Schnick)**

Application of Robert A. and Diane C. Reinhart for a Conditional Use Permit at 1415 Cass Street allowing for a 10-foot border fence.

➤ **ROUTING:** J&A Committee, Public Hearing 5/2/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The property owners at 1415 Cass Street would like to 10' fence on the east of their property. 1419 Cass Street was recently rezoned to allow for a bed and breakfast. As a condition of that rezoning change, the council required that the property owner at 1419 apply for a fence variance to allow for an 8-10' fence. There is an agreement between the two property owners that 1415 Cass Street would apply for the CUP since it will be on their property and they will maintain the fence. The property owner of 1419 Cass St is supportive of this application. The fence is intended to provide privacy for both parties. This fence will not affect any other residences.

➤ **GENERAL LOCATION:**

Grandview-Emerson Neighborhood.

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

The resolution for the CUP allowing a bed and breakfast was amended at the 8/30/16 J&A to require the CUP applicator to apply for a variance for a 8-10' fence between the properties. The Common Council approved the CUP as amended at the 9/8/16 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The Comprehensive Plan states this site is Single Family Residential. This application is consistent with the Comprehensive Plan.

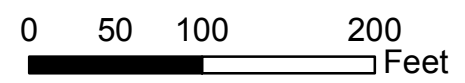
➤ **PLANNING RECOMMENDATION:**

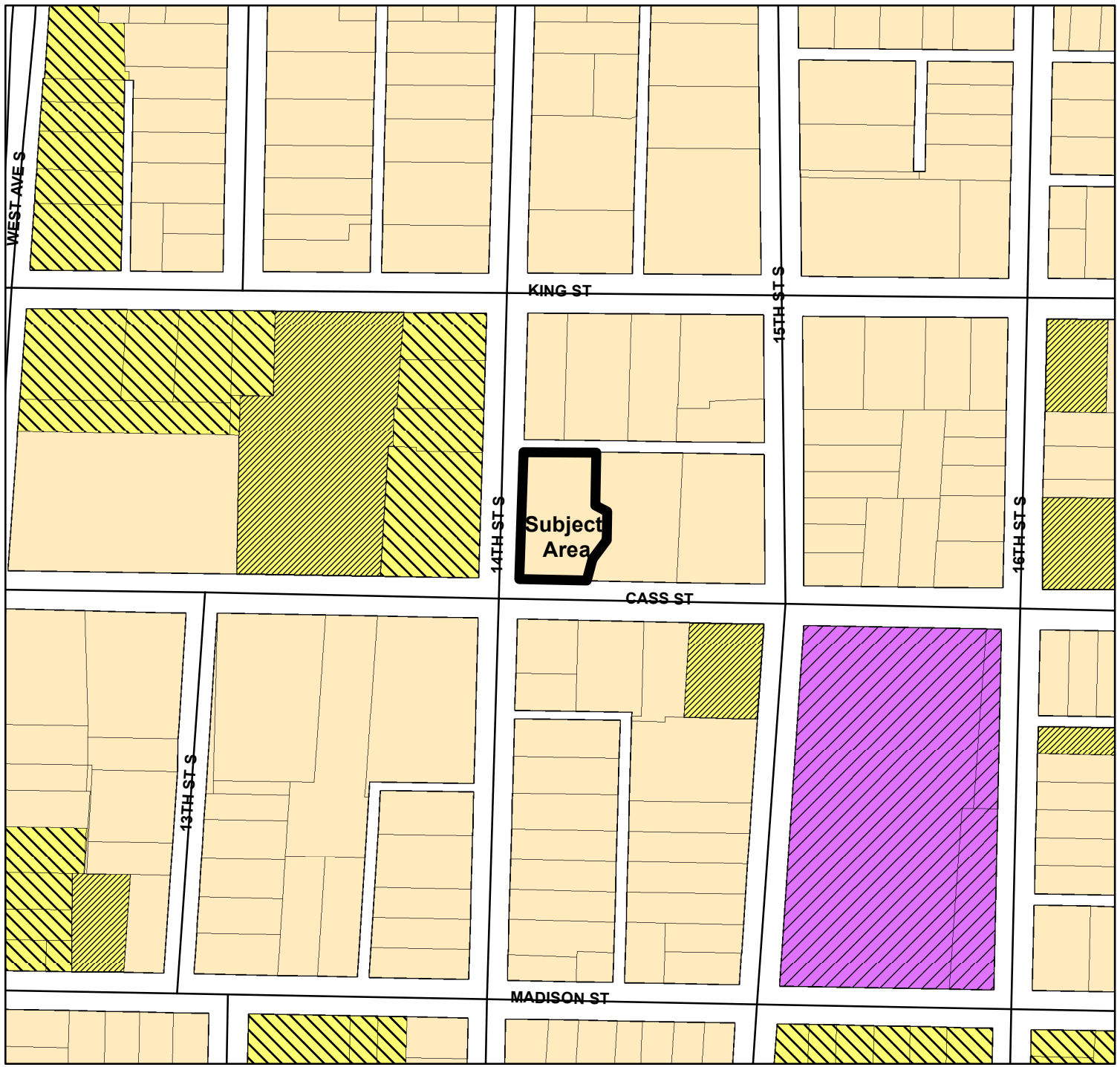
While the Planning Department generally does not support fences higher than the City ordinances recommend in residential areas, for reasons of neighborhood character, aesthetics, public safety and social benefits, the approved permit conditions and neighbor to neighbor expectations along with the scale of these buildings, allow for some discretion. Planning staff approves this application.



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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-  City Limits
-  SUBJECT PROPERTY





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