

June 4, 2018

From: John and Sangeetha Kelly, 304 21<sup>st</sup> St. South, La Crosse  
(785) 550-4571 [sangeethalourdes@yahoo.com](mailto: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.

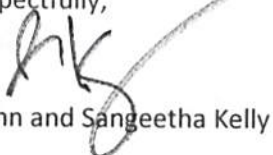
We understand the city's concern about the tax base. We are happy to pay a Payment in Lieu of Taxes in perpetuity, as if a house were still on the Cass Street lot.

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 neighbors Carol Kratz and Drake Hokanson are fully authorized to speak and answer questions in our place, during the planning and J+A meetings.

**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): Quit claim From Dec 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 of 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.

Zoning District Classification: R1 - Single Family

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: none - keep existing driveway for 2 personal vehicles

12/31/2017

12/31/2017

12/31/2017

12/31/2017

CITY OF LA CROSSE, WI

General Billing - 157109 - 2018

005012-0039 Rachel H... 06/04/2018 12:47PM

193737 - KELLY, JOHN H

Payment Amount: 300.00

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017

12/31/2017



CASS ST.

48 ft.

48 ft.

sidewalk

driveway

green

304 21<sup>st</sup> St. S

property line

2030 Cass St.

125 ft.

2036  
CASS ST.  
(HOUSE TO BE  
REPLACED WITH  
GREEN SPACE)

118 ft.

green

↑  
tool shed  
(to be removed)

39.8 ft.

10 ft.

48 ft.

316 21<sup>st</sup> St

21<sup>st</sup> ST. S.

121.3 ft

I →



2 →