

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 2, 2015**

➤ **AGENDA ITEM - 15-0164 (Lewis Kuhlman)**

Application of George Keith Brown for a Conditional Use Permit at 802 7th St. S. allowing for the addition of an apartment in the basement of the present 8-plex.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject property currently has eight two-bedroom residential units and is a legal nonconforming use in the Washburn Residential District. Any expansion requires a conditional use permit. The applicant would like to add one additional two-bedroom residential unit in the basement, which would not require any addition to the exterior of the building.

In 2009 the City purchased two narrow lots to the south of this property. The City then demolished the homes, and sold a north section of the property to George Keith Brown with the condition that he remove the asphalt parking between the building and sidewalk on the north and east side of his property. The section of property was sold to the applicant for \$3,800 in 2013/2014. The City recorded the following language on deed:

The parcel of land "Parcel A" shall be used for parking only, No garbage containers can be on this parcel. Asphalt parking for the north and east sides of the building should be removed and Buyer agrees to create green space or rain gardens in its place.

Unfortunately there was no completion date secured.

The purpose of the additional unit is to finance aesthetic improvements to the landscaping. The applicant stated that his bank was not willing to finance the cost of the landscaping improvements alone based on the building's current income, but would be willing to finance it if a residential unit is added, creating additional rental income. The applicant stated that he received positive feedback from the Washburn Neighborhood Association on the project. The applicant's estimated cost of the landscaping is \$20,000 and anticipates that it will be installed by June 30th. A copy of the Site Plan with the proposed landscaping is attached.

➤ **GENERAL LOCATION:**

The southeast corner lot at 7th Street and Winnebago Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























This application is not inconsistent with the adopted comprehensive plan. While the expansion of a multiple-dwelling building in a single-family residential district, the expansion will not affect the exterior and the intention of the CUP is to support landscaping improvements that will benefit neighborhood character.


➤ **PLANNING RECOMMENDATION:**

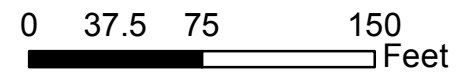
This site plan shows the necessary off-street parking as well as the landscaping improvements that will enhance the site for the neighborhood. The City needs to ensure that the entire project, including the landscaping is completed in a timely manner, thus, **planning staff recommends approval of this application with the condition that the occupancy permit is not issued until the landscaping plan is implemented.**



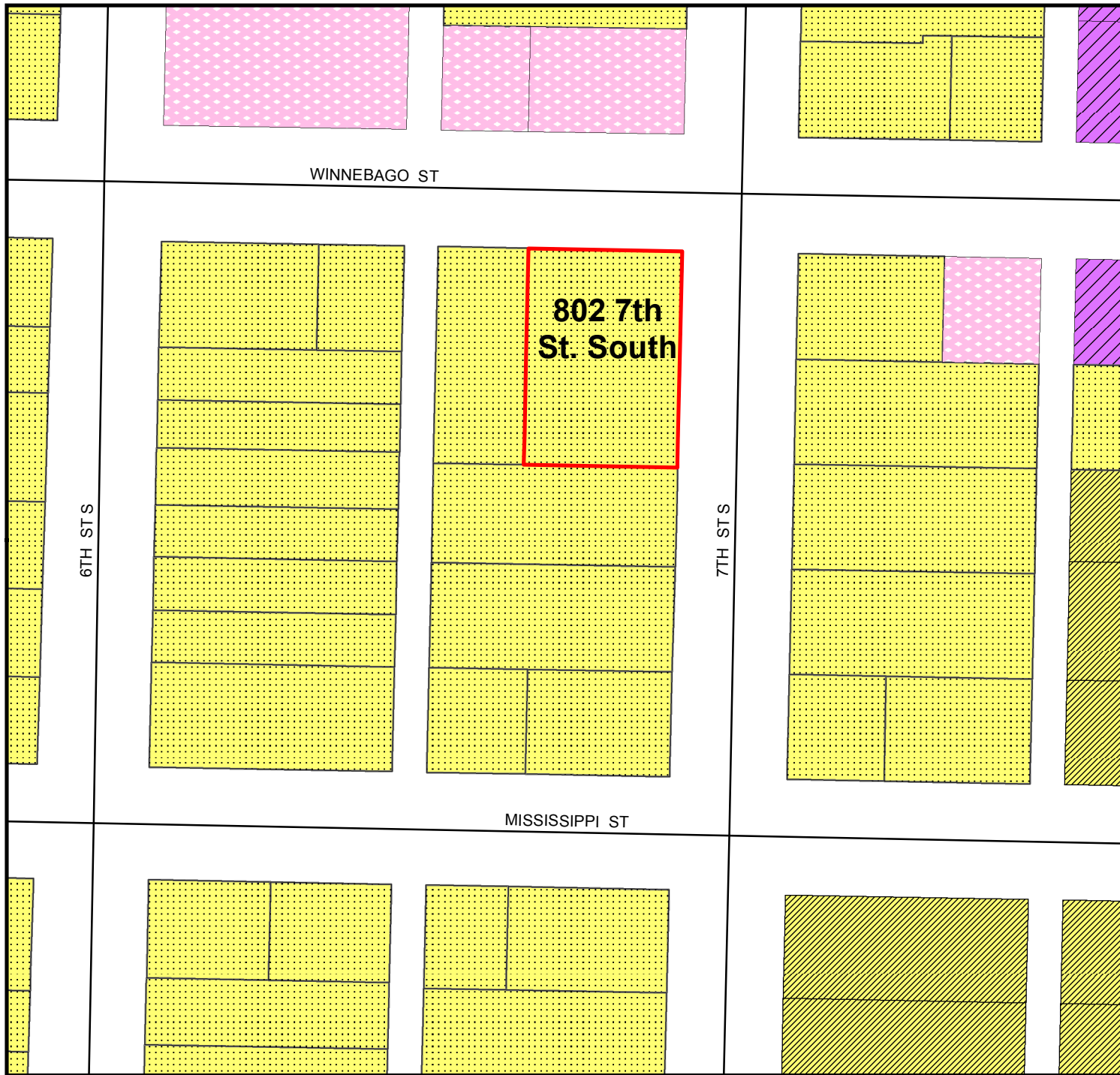
BASIC ZONING DISTRICTS

	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


























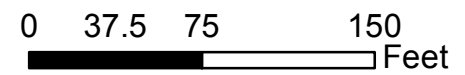


PC15-0164



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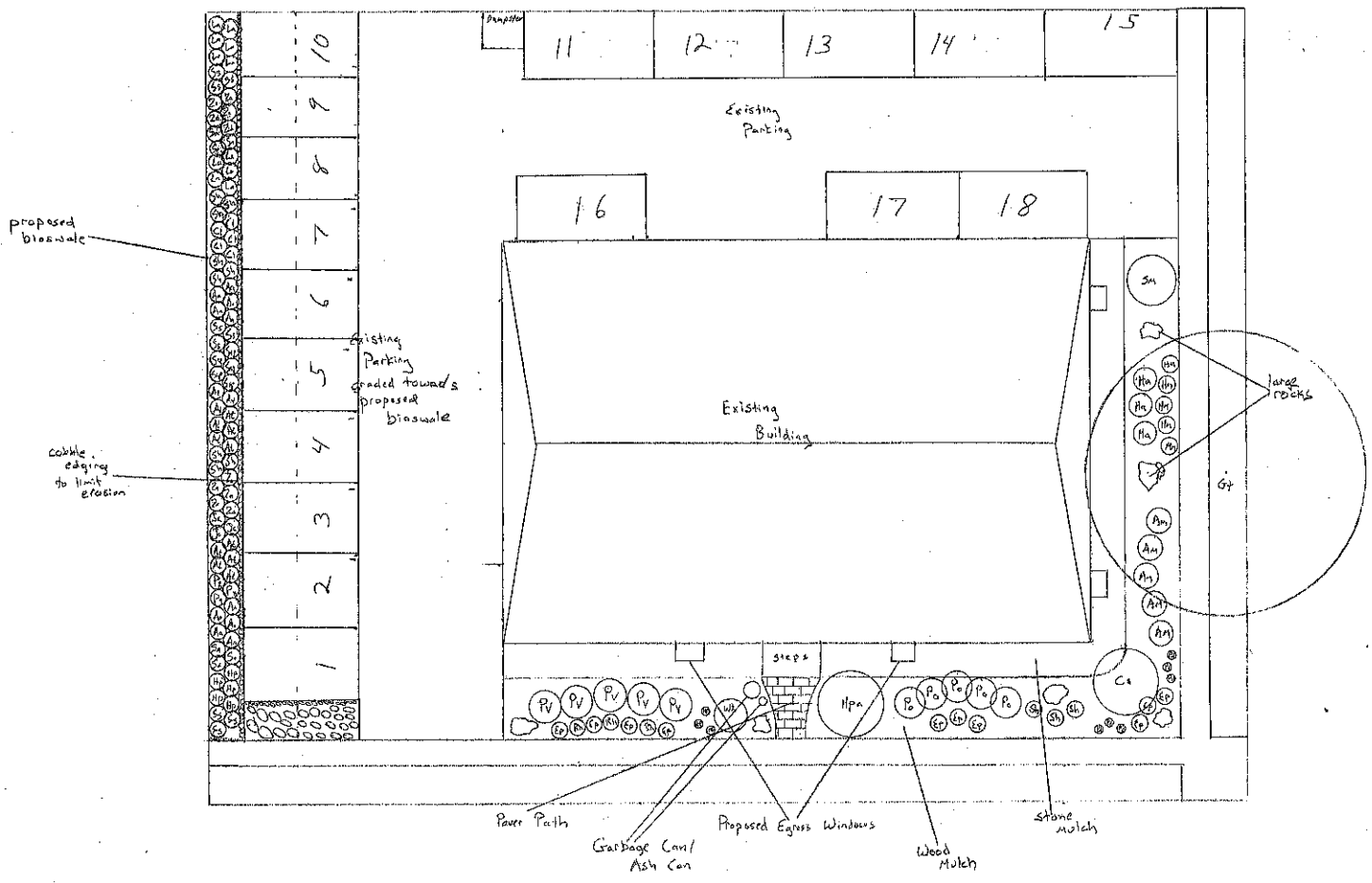


Revisions



2/24/15 Jared Barkin

Prepared for Keith Brown; 202 7th St., La Grange, IL Prepared by: Coulee Region Escapes, LLC January 27, 2015



Plant List

ID	Scientific Name	Common Name
Am	Aronia melanocarpa	Aronia
At	Asclepias tuberosa	Butterfly Milkweed
Av	Andropogon virginicus	Broom Sedge
Ag	Aster azureus	Sky Blue Aster
Cl	Cornus lanceolata	Lanceleaf Cornus
Cs	Cornus sericea	Red Osier Dogwood
Ep	Echinacea purpurea	Purple Cone Flower
Gt	Gleditsia triacanthos	Honey Locust
Ha	Hydrangea arborescens	Hydrangea (Annabelle)
Hf	Hemlockia filix	Darling
Hm	Heuchera micrantha	Pallace Purple Coral Bells
Hp	Hypericum pyramidatum	Great St. John's Wort
Hpa	Hydrangea paniculata	Hydrangea Tree (Snow on the Mountain)
Jc	Juncus canadensis	Canadian Rush
Ls	Liatris aspera	Rough Bloxigitar
Pd	Phlox divaricata	Wild Blue Phlox
Po	Physocarpus opulifolius	Ninebark (Little Devil)
Pq	Parthenocissus vitacea	Switchgrass
Pv	Panicum virgatum	Switchgrass
Rh	Rudbeckia hirta	Brown-Eyed Susan
Ss	Scirpus acutus	Chalmers' Bulrush
Sh	Sporobolus heteropis	Prairie Dropseed
Sm	Syringa meyeri	dwarf Korean Lilac
Se	Schizachyrium scoparium	Little Bluestem
Ssp	Solidago speciosa	Showy Goldenrod
Wk	Weigela korolkowii	Weigela (Rainbow Sensation)
Za	Zizia aurea	Golden Alexander

Bio Swale Retention

