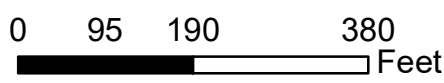
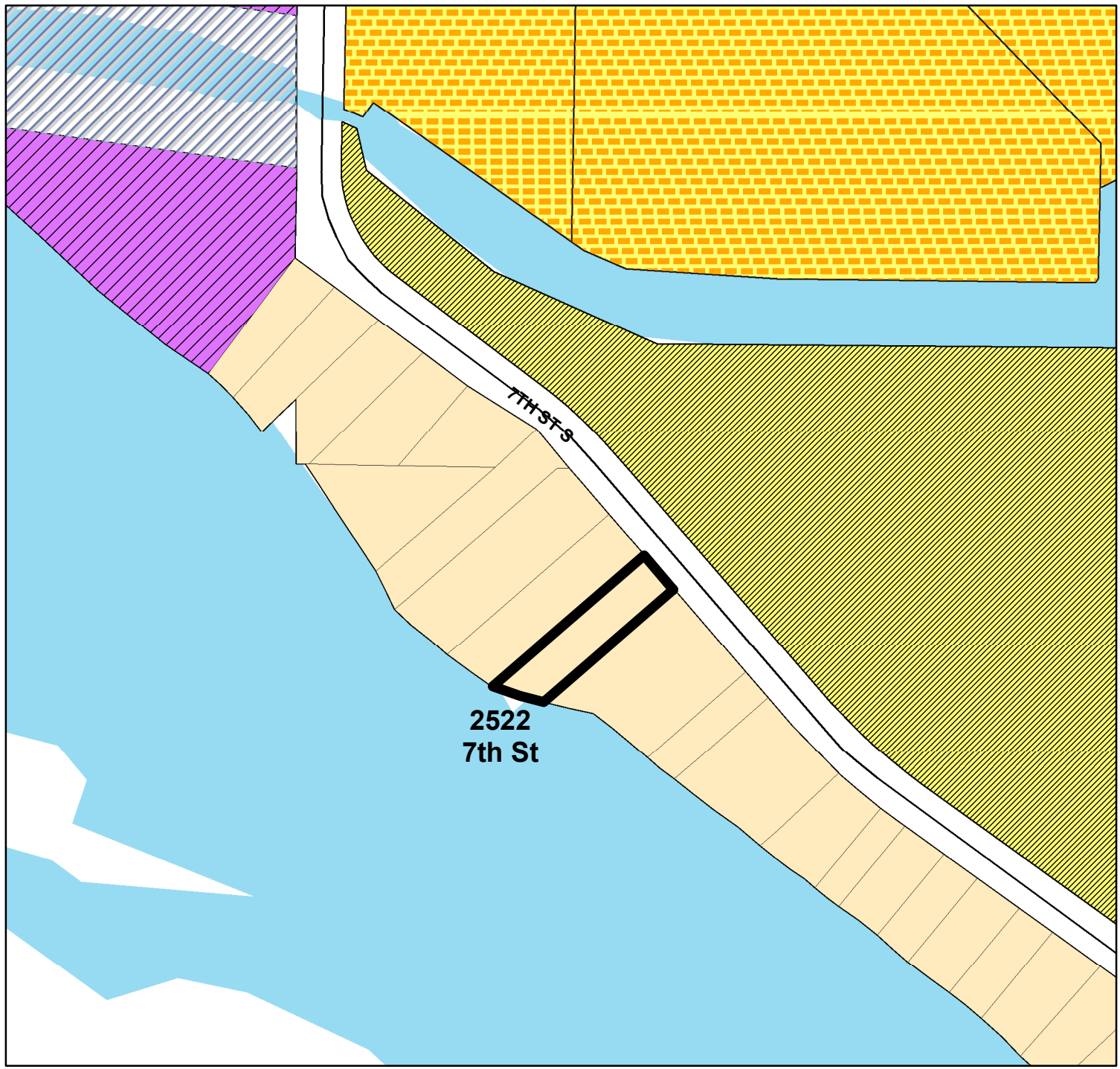


**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
December 2, 2019**

- **AGENDA ITEM – 19-1676 (Lewis Kuhlman)**  
Application of James Buchner for a Conditional Use Permit allowing demolition of structure for future construction at 2522 7th St. S.
  
- **ROUTING:** CPC 12/2/19; J&A 12/3/19
  
- **BACKGROUND INFORMATION:**  
Applicant plans to tear down a cabin and replace it with a garage and living quarters within two years. Applicant does not have plans yet because he has to remove trees and figure out how much fill he needs before he can proceed. The property has not and will not be used as a primary residence by the owner. In 2018 the improvement value was \$2,000 and will be \$4,500 in 2019. This is only around 10% of the taxable value to the City.
  
- **GENERAL LOCATION:**  
On 7<sup>th</sup> St. and Running Slough, 900 ft. south of Swift Creek, as depicted in MAP 19-1676.
  
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**  
None
  
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**  
The Future Land Use Map has identified this parcel as Fringe Residential Housing, which provides for environmentally sensitive residential development.
  
- **PLANNING RECOMMENDATION:**  
**Approval** – Given the low value of the improvements, the PMSA would yield less than \$50/year and likely not be worth staff time and paperwork filing over two years.





## 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

