

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
October 29, 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. The Planning Commission and Council referred this item last month in order for the applicant to provide supporting information on the viability of rehabilitating or moving the house. Mr. Gelatt has had an independent contractor (Kirchner Custom Builders) evaluate the house (report in Legistar), and it was determined by this report it was not economically feasible to move or rehab the structure due to code compliance issues, HVAC upgrades, the kitchen having been gutted, window replacement electrical upgrade needs, etc.

Current assessed value of this parcel: Land = \$25,200, Improvements = \$205,100, Total = \$230,300.

➤ **GENERAL LOCATION:**

444 Losey Court, Bluffside Neighborhood Association

➤ **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 the in the R-1 Single Family Zoning District

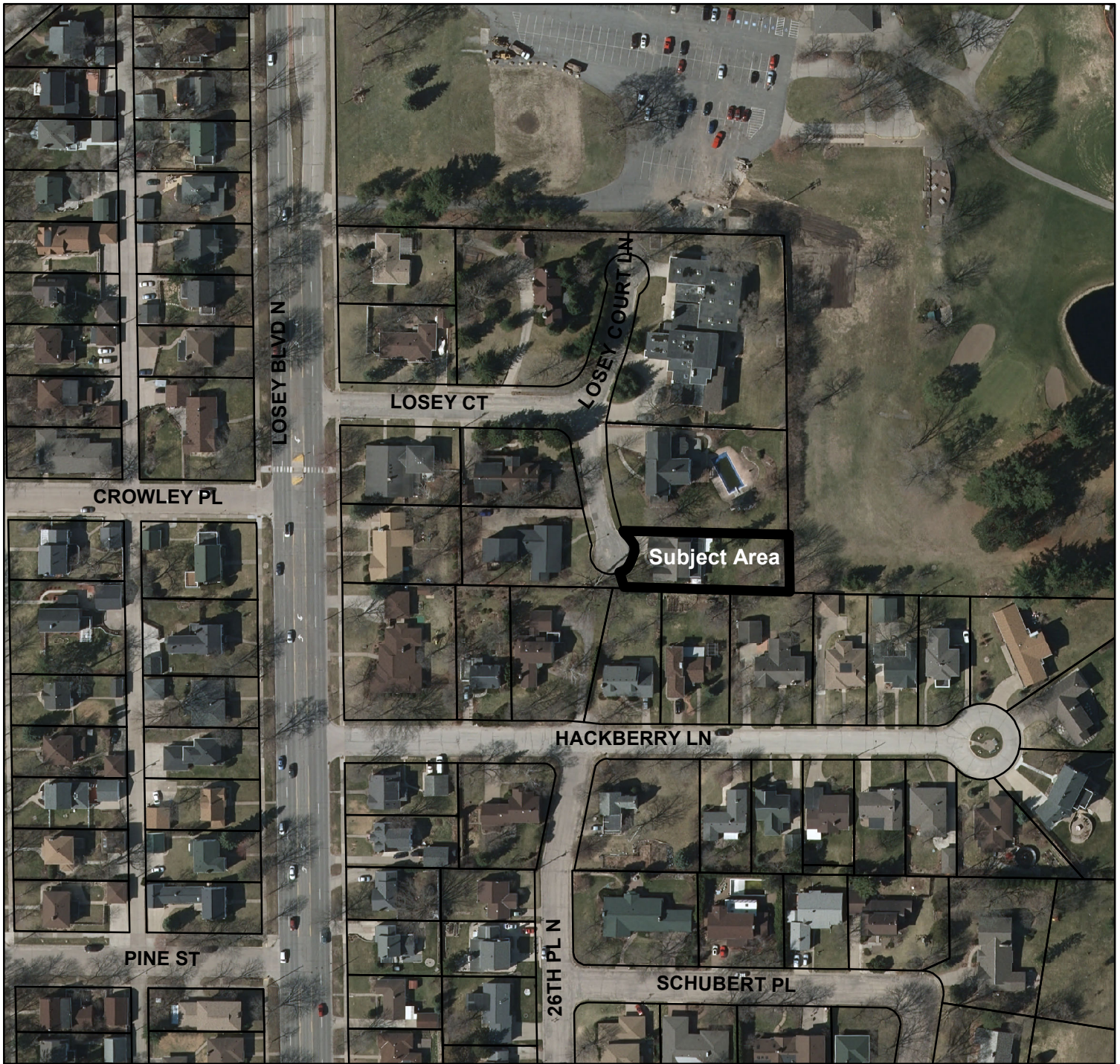
➤ **PLANNING RECOMMENDATION:**

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.

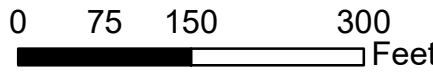
If the Planning Commission considers approving based upon the structures condition or other, it is recommended a Payment in Lieu of Taxes Agreement be required pursuant the City's standard terms and that the Planning Commission clarify the extent to which a structure becomes economically infeasible to rehab for future reference and consistency in CUP determinations.



## 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
































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