

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 2, 2014**

➤ **AGENDA ITEM – PC2014-06-02-09**

Application of Mark Swingle for a Conditional Use Permit at 4120 Brickyard Lane allowing for the construction of a carriage house garage.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The applicant is proposing to construct a detached garage on the parcel depicted on attached **MAP PC2014-06-02-09**. The proposal is a single story, 28' X 30' detached garage designed to reflect the architectural style found on the applicant's house located on the adjacent parcel to the south. (4350 Mariah Dr N) The proposed design includes authentic older period windows and doors, including hinges and handles. The garage doors also reflect the old side hinged swinging doors. A window is proposed on the back and side elevations and the applicant is proposing to side the garage with Smart Siding which will give the garage a clap board siding appearance. Plans for the garage are attached as part of their CUP application.

In order to have a second accessory structure on an adjacent lot the applicant must apply for a CUP and meet the following requirements:

- (a) *Architectural standards provided for in the carriage house provision of this code.*
- (b) *The vacant lot is a lot of record.*
- (c) *The construction of a new accessory structure or replacement accessory structure does not prevent the building of a principal dwelling or house on said vacant lot in the future.*
- (d) *The Heritage Preservation Commission and City Plan Commission must review final architectural and design plans prior to issuance of a building permit.*
- (e) *The location of said accessory structure or replacement accessory structure shall meet all other requirements of the R-1 Single Family Residence District.*

➤ **GENERAL LOCATION:**

4120 Brickyard Lane

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

The Heritage Preservation Commission recommended approval of the application and plans as submitted at their May 15, 2014 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A
























➤ **PLANNING RECOMMENDATION:**

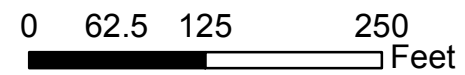
The applicant has met all of the requirements stated above. **This application is recommended for approval as submitted.**

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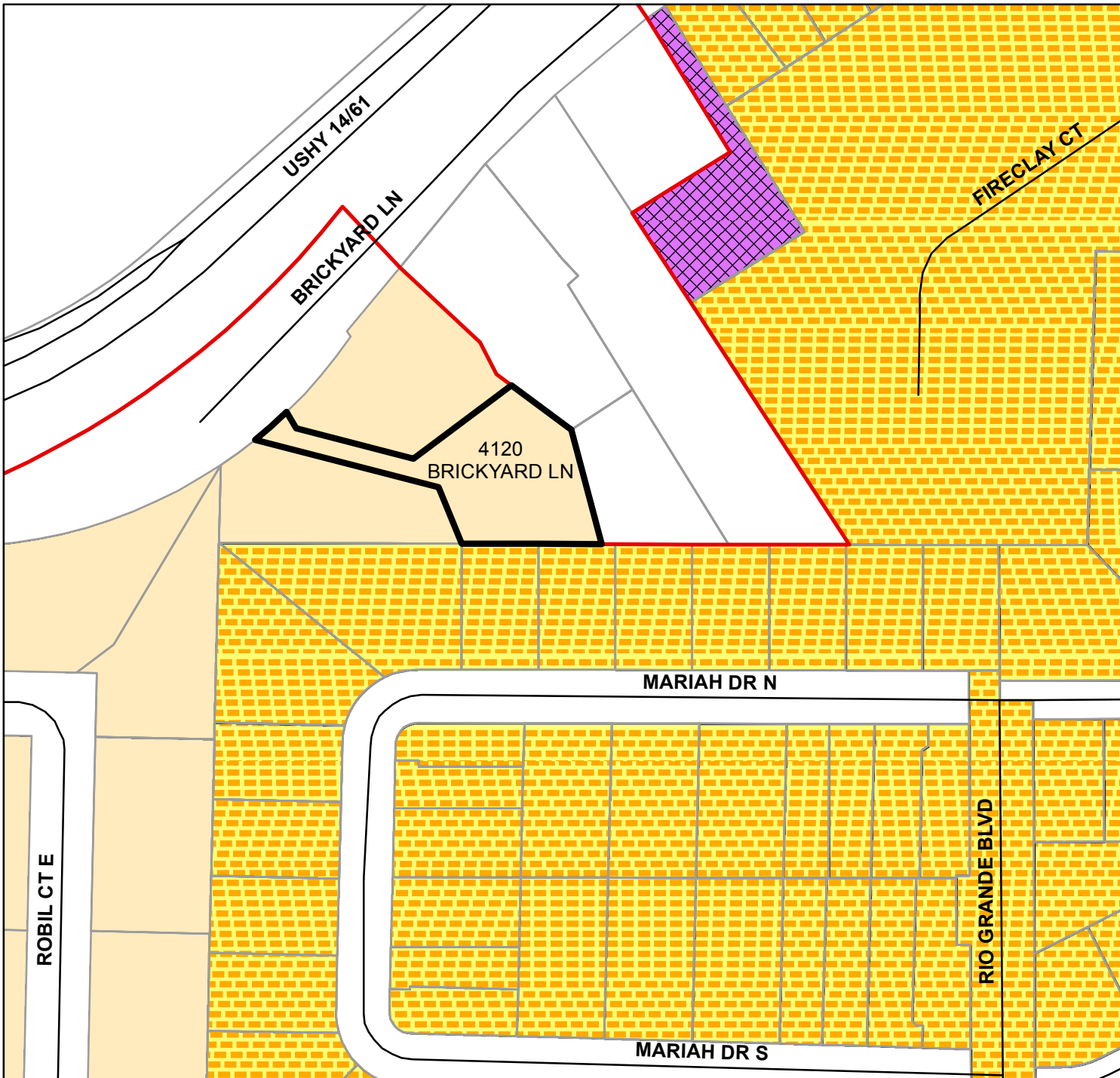


BASIC ZONING DISTRICTS
























-  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

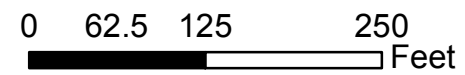


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PC14-0586