

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 31, 2015**

➤ **AGENDA ITEM – 15-0807 (Jason Gilman)**

Application of Fred and Deb Wakeen for a Conditional Use Permit at 1512 Nakomis Avenue allowing for removal of existing home for future construction of a new single family home.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Mr. and Mrs. Fred and Deb Wakeen with the assistance of their architect, David Yellick of DY Architecture are requesting a Conditional Use Permit to move their existing home/structure located at 1512 Nakomis Avenue, La Crosse, WI (depicted on **MAP PC15-0807**) to a new site so that they can build a new larger, single story, single family home on the parcel.

The current zoning on the parcel is R-1 Single Family.

➤ **GENERAL LOCATION:**

The parcel is located at 1512 Nakomis Avenue, La Crosse, WI.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The City of La Crosse Comprehensive Plan, Future Land Use Map indicates this parcel as Single Family Housing, for which this proposal would be consistent.
























➤ **PLANNING RECOMMENDATION:**

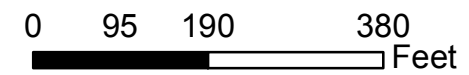
Section 103-34(g)(1) of the City of La Crosse Ordinance requires building work to commence within six calendar months from the date of the demolition permit. Work on this project will not meet that deadline, as building plans have not been submitted yet and work is not expected to commence until Spring 2016.

Planning staff recommends approval of this conditional use permit with the condition that a PILOT be established on the property if a Building Permit is not applied for by March 1, 2016.


























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
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