

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 30, 2021**

Ø **AGENDA ITEM – 21-1175 (Lewis Kuhlman)**

Application of Jeffry Sagen for a Conditional Use Permit at 3101 Lauderdale Ct. allowing for clearing of property for future sale.

Ø **ROUTING:** J&A 8.31.21

Ø **BACKGROUND INFORMATION:**

The applicant intends to demolish the house and sell the parcel for the buyer to build a new house. The current house is condemned due to fire damage sustained in March 2021, but not enough to require a raze order. The parcel is for sale now, and a buyer could decide to repair the existing house. A single-family home does not require design review. The building is not in the Floodplain Overlay Zoning District, but it is in the Shoreland-Wetland Overlay Zoning District. The existing house has a 35ft setback from the ordinary highwater mark, and so would a replacement house.

Ø **GENERAL LOCATION:**

Council District 1, the southwestern parcel on the cul-de-sac at the end of Lauderdale Ct, as depicted in Map 21-1175. It is adjacent to single-unit residences and the river.

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

None.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map identifies this parcel as wetland. It would normally be protected from development, but the DNR does not show it as a wetland. The application may support land use objectives for targeted redevelopment, stemming property deterioration, and enhancing the riverfront.

Ø **PLANNING RECOMMENDATION:**

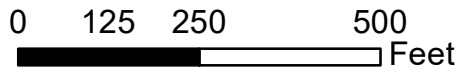
**Approval with the condition that the applicant completes a Payment for Municipal Services Agreement (PMSA) before receiving a demolition permit.** The property is being sold for a new buyer to either repair the existing house or start from a vacant lot.

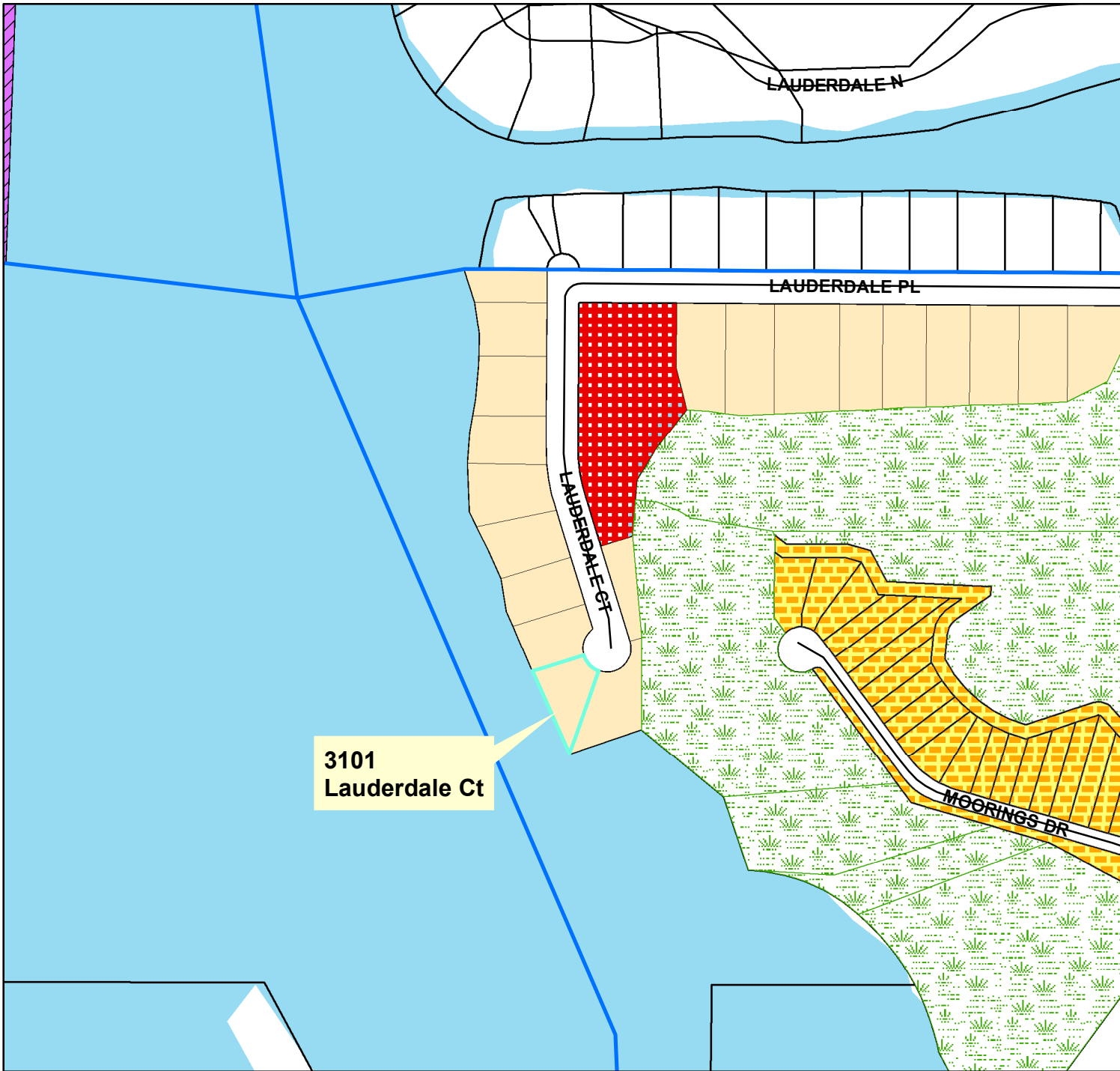


## BASIC ZONING DISTRICTS

	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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	City Limits
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