

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 1st, 2018**

➤ **AGENDA ITEM - 18-0811 (Lewis Kuhlman)**

Application of John and Sangeetha Kelly for a Conditional Use Permit allowing demolition of structure for green space at 2036 Cass Street.

➤ **ROUTING:** CPC & J&A

➤ **BACKGROUND INFORMATION:**

The purpose of this process is to ensure maintenance of the city's building stock and tax base, and to discourage vacant land. Typical conditions of approval include a payment in lieu of taxes (PILOT) to make up for lost property tax income.

Applicant intends to move the \$100,200 house from the 5,532 sq. ft. parcel and expand their backyard. The house's attached garage is approximately 8' from applicants' house (about 18' apart without the garage). Most parcels on this block are comparably sized, except for one double lot; there are two large lots the street. The intended destination of the relocated house is 2402 Main St.. A landscape plan for the vacant parcel includes added plantings, a carport and realigned driveway, and expanded patio. Douglas Farmer of 321 21st St S and Mark Halter of 2610 Cass St. submitted a letter of support.

➤ **GENERAL LOCATION:**

Weigent-Hogan Neighborhood, on the south side of Cass St. and about five blocks west of Losey Blvd. as depicted in Map 18-0811.

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

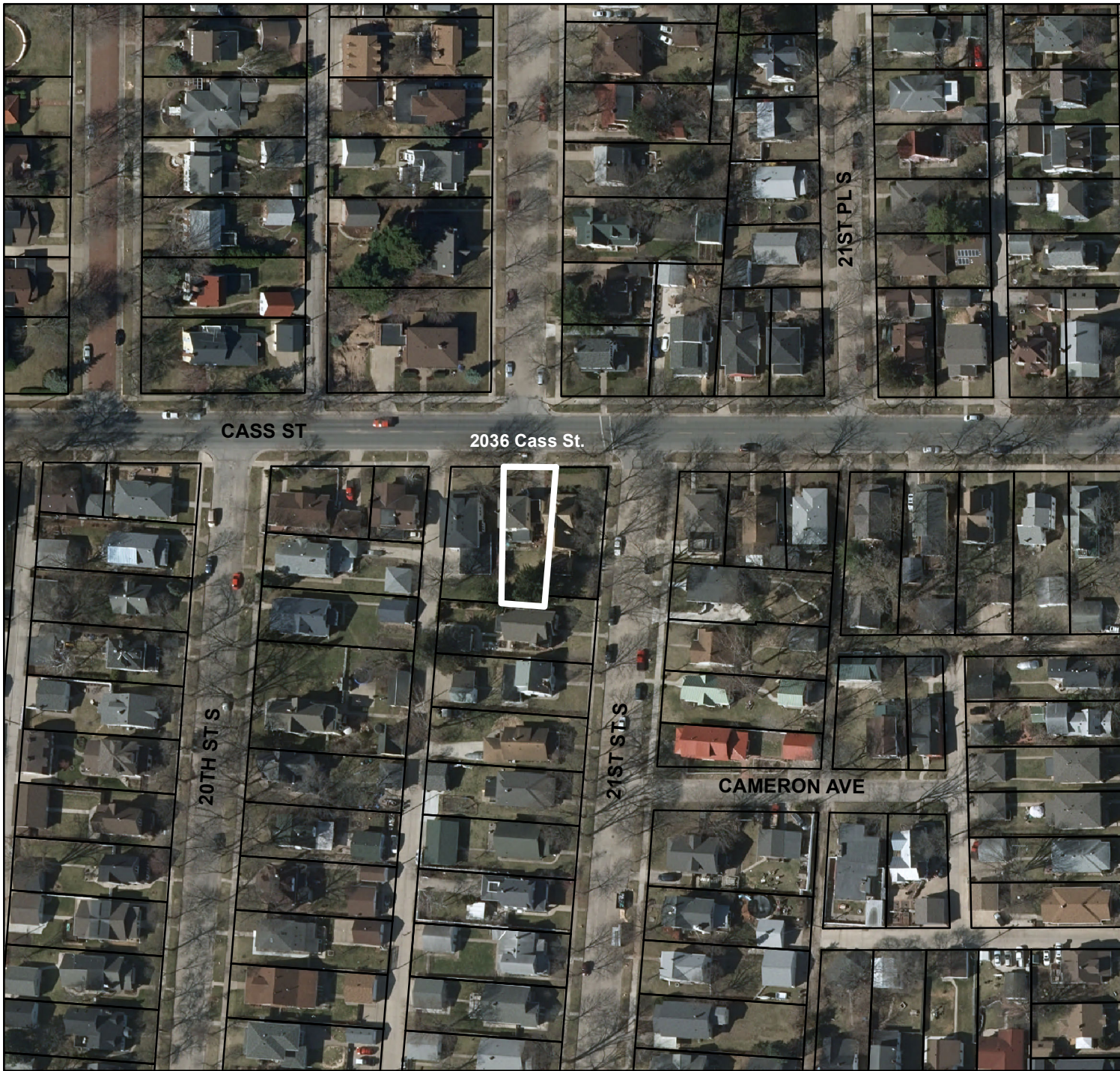
Common Council recommended referral at 8/9 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows the area as Single-Family Residential. Plan objectives encourage a mix of housing and maintaining traditional urban character.

➤ **PLANNING RECOMMENDATION:**

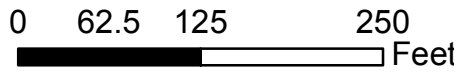
Denial – The applicant demonstrated a commitment to moving and preserving the house and has gotten support from neighbors. However, to meet housing demand, staff encourages officials to preserve housing units and preserve parcels available for new housing units

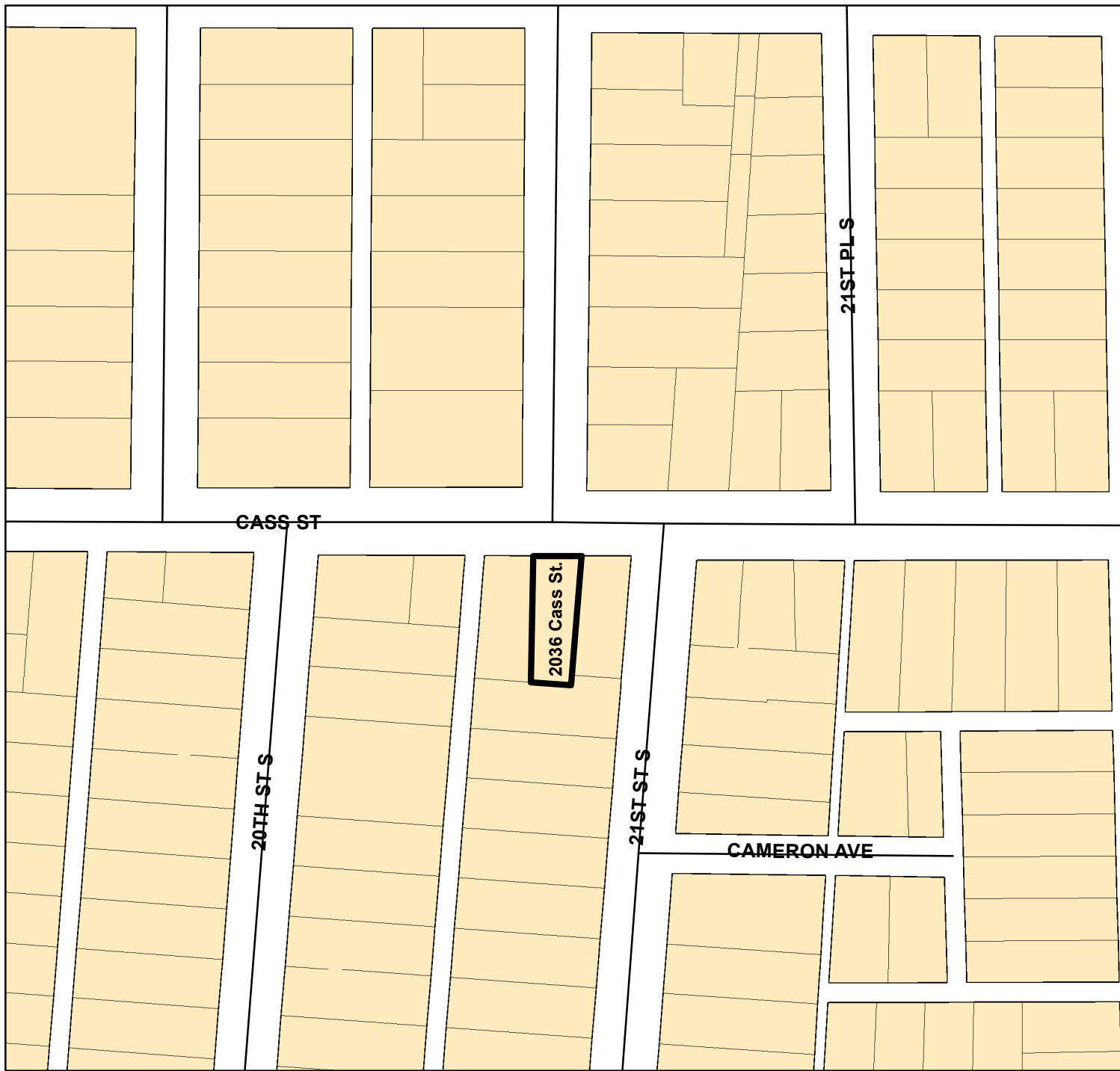


BASIC ZONING DISTRICTS
























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	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
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	FW - FLOODWAY
	A1 - AGRICULTURAL
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