

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 30, 2018**

Ø **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.

Ø **ROUTING:** J&A, Public Hearing 7/31/18 6:00 p.m.

Ø **BACKGROUND INFORMATION:**

The parcel is 5,532 sq. ft. and has a residence assessed at \$100,200. Applicant intends to relocate the house and expand their back yard. They also plan to leave the parcel separate in case they want to add an accessory building. Plan Commission approval is required for this CUP to ensure maintenance of its building stock and tax base, and to discourage vacant land. The houses are approximately 8' apart, but about 18' without counting the attached garage. The residential lots on this block south of Cass St. are comparably sized, except for one double lot. There are two large lots across Cass St. Approved conditional use permits (CUPs) typically include a payment in lieu of taxes (PILOT) to make up for lost property tax income.

Ø **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.

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

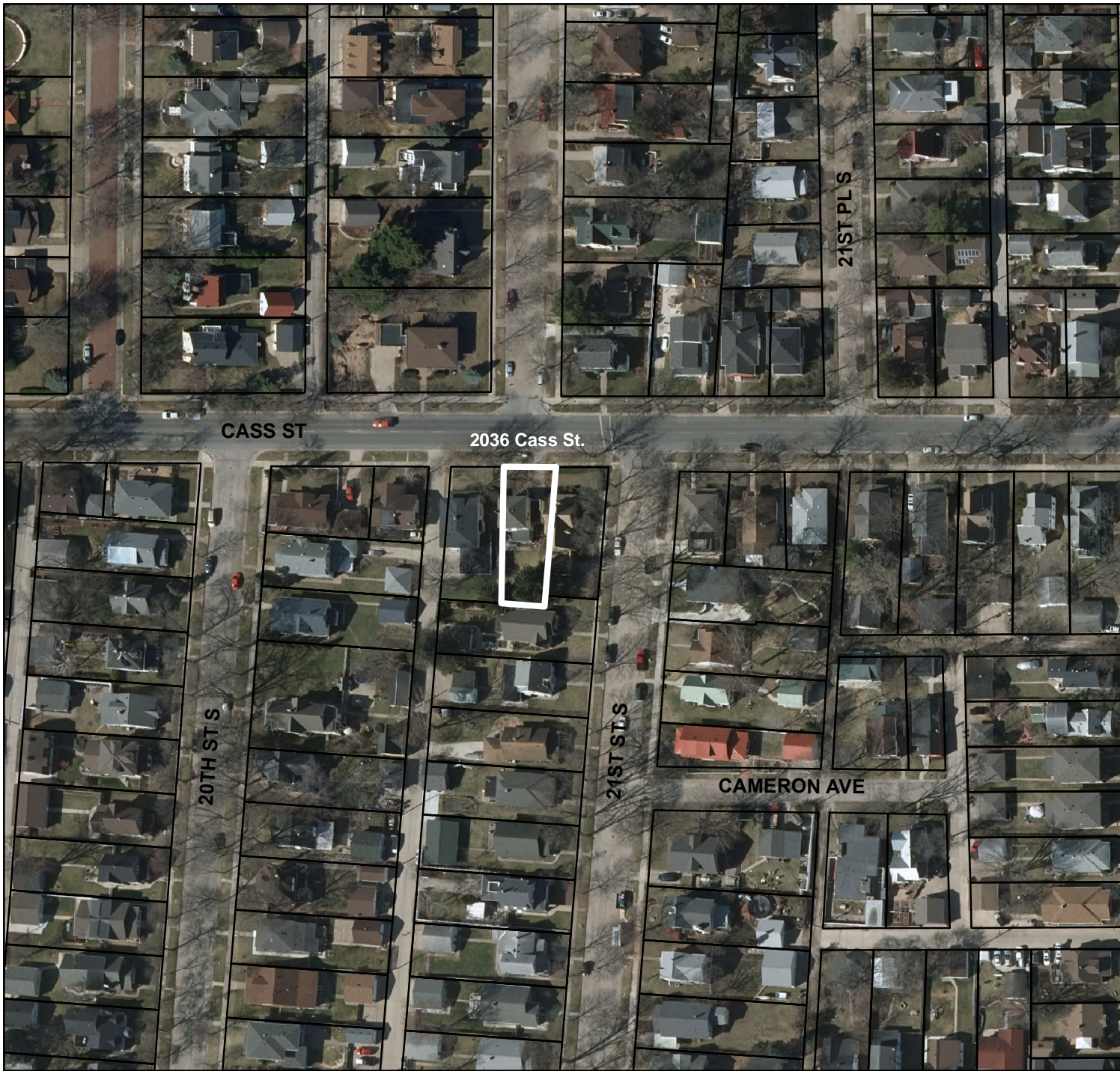
N/A

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows the area as Single-Family Residential. Land Use objectives encourage rehab of buildings, property maintenance, and investment.

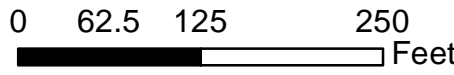
Ø **PLANNING RECOMMENDATION:**

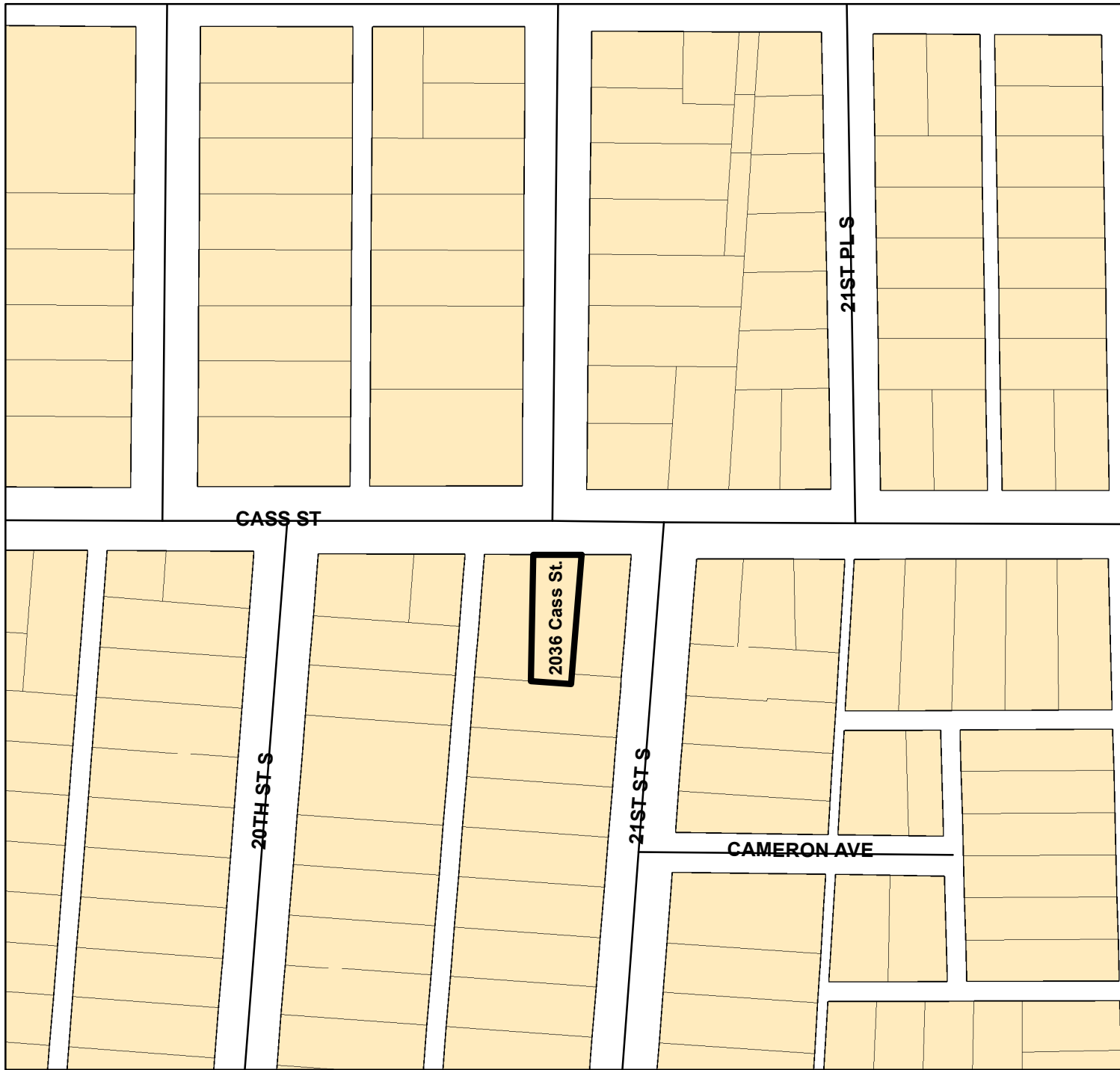
Denial –We value preserving compact neighborhoods where residences are part of a tightly-knit community. More traditional neighborhood residences with compact setbacks have historically been a part of the city and are consistent with the most of the homes nearby. Creating gaps may affect neighborhood character and cost and the efficiency of the city services. However, staff appreciates applicants' outreach efforts, and intention to relocate the house and keep the parcels separate. If the commission approves, staff would recommend a payment in lieu of taxes.


























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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