

HERITAGE PRESERVATION COMMISSION REPORT  
Construction of second accessory structure on vacant adjacent lot  
Ordinance 115.344(15)

**TO:** Heritage Preservation Commission  
**FROM:** Planning Staff  
**MEETING DATE:** April 27, 2023

**PROPOSAL:** The applicant wants to construct a second accessory structure on an adjacent vacant lot. The primary residence is located at 4816 Stanley Ct and the proposed garage will be located at 4808 Stanley Ct.

**PROPERTY OWNER:**

Christopher Eberlein  
4816 Stanley Ct  
La Crosse, WI 54603

**APPLICANT:** Same as above.

**BACKGROUND:** The HPC was given the responsibility to review plans for second accessory structures that are being constructed on lots that are adjacent to the property owner's primary residence. Property owners that want to construct a second garage per Section 115.344(15) of the La Crosse Municipal Code. Plans must apply for a Conditional Use Permit and have their plans reviewed and approved by the HPC, the Plan Commission, and the Common Council before a building permit can be issued. Below is the Ordinance.

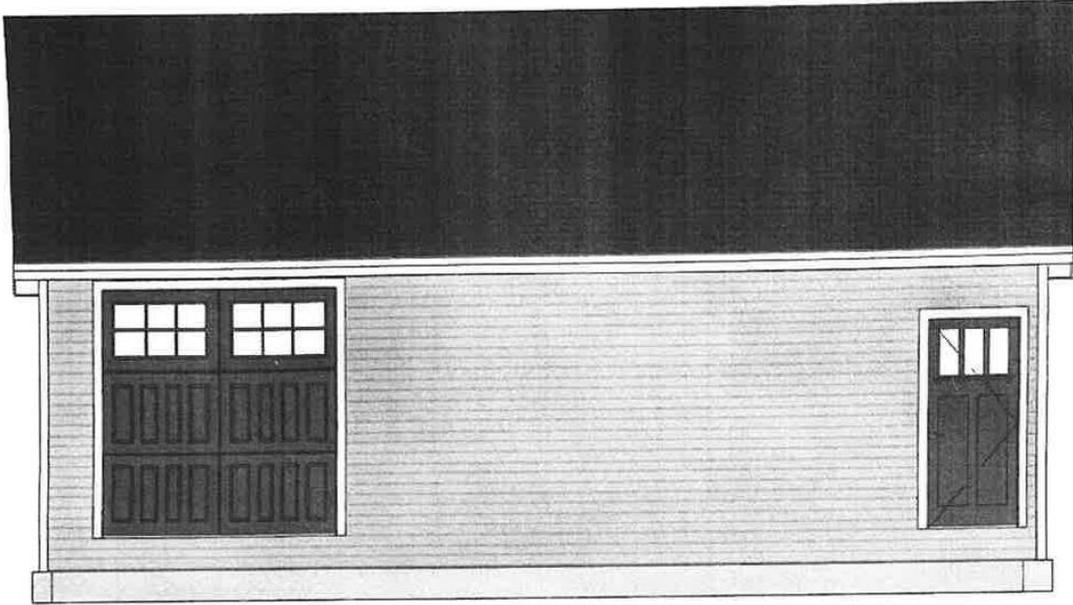
*115.344(15) A second accessory structure or replacement accessory structure may be permitted on an adjacent vacant lot under the same ownership in the Single-Family Residence District notwithstanding the requirement that there be a principal dwelling or house on one of the lots and provided said accessory structure meets the following:*

- (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.*

**PROJECT DESCRIPTION:** The applicant is proposing to construct a new 28x34ft single story garage that will be less than 17ft in height. Staff discussed the proposed garage and its design with the applicant after submittal of their Conditional Use Permit

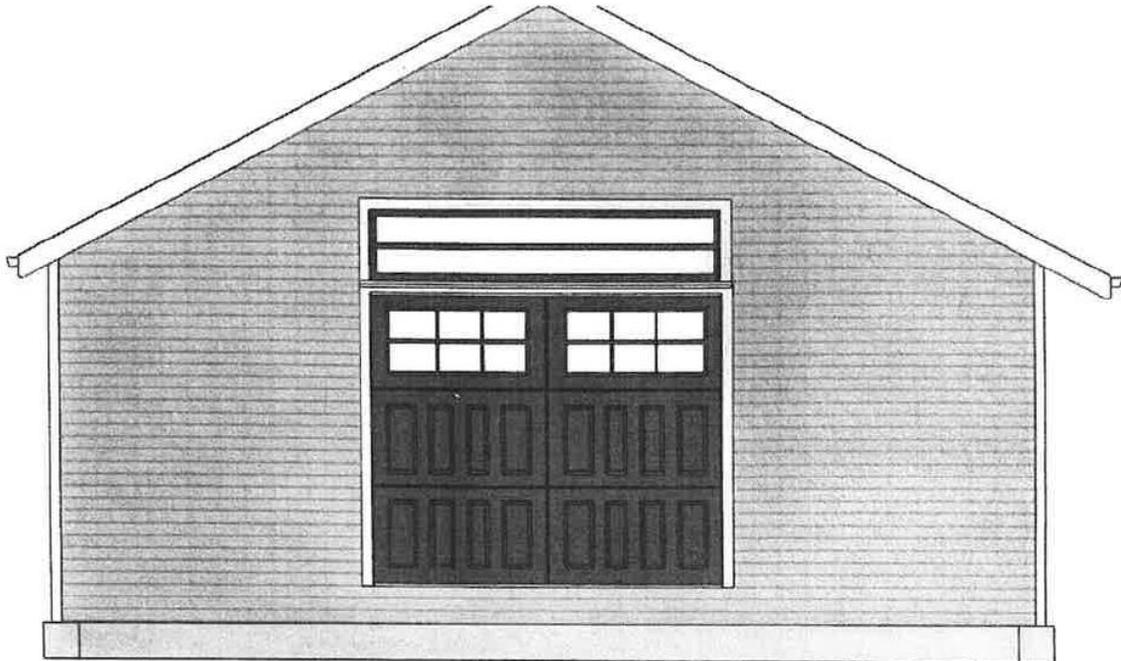
application and received additional design details. The below description reflects that discussion.

**North Façade**



The north façade includes an overhead door with a decorative window slate and a service door with windows.

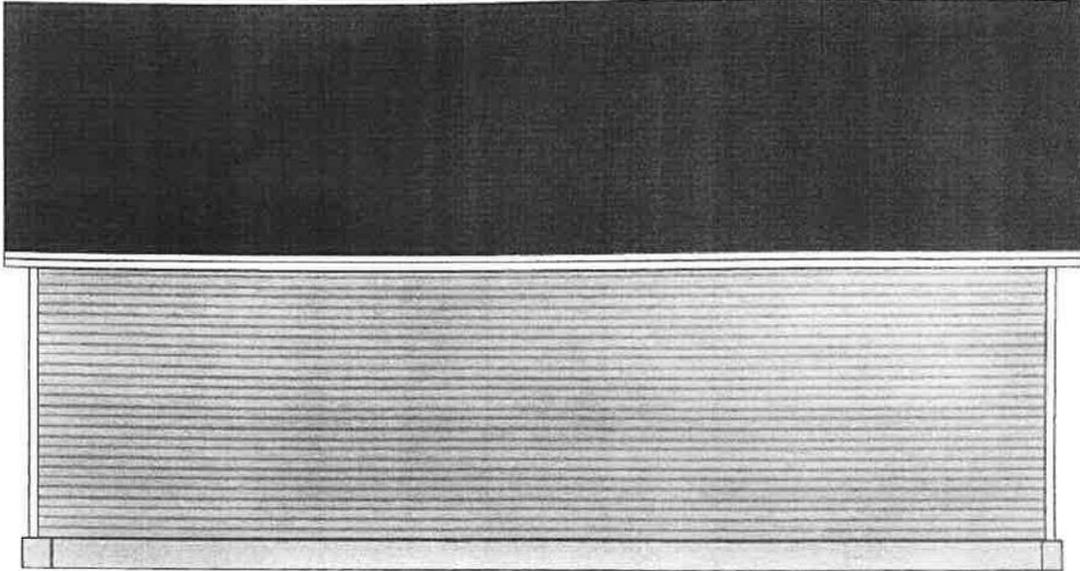
**West Façade**



The west façade includes an overhead door with a decorative window slate. There is a transom window located above the overhead door. The applicant has stated that they

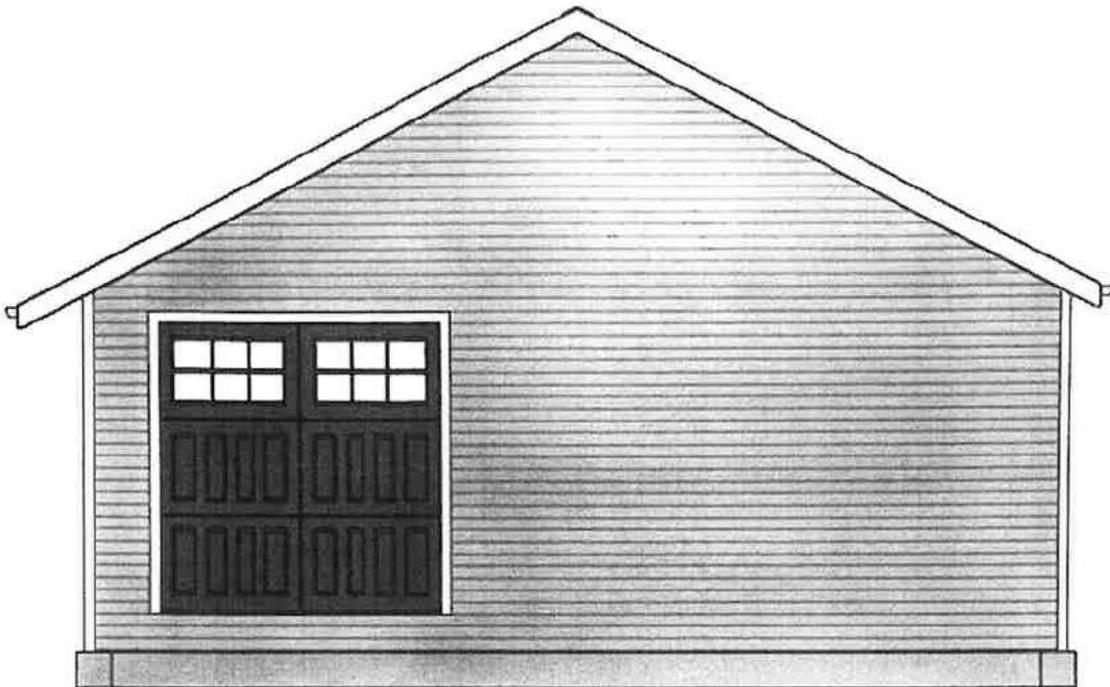
intend to add a trim piece to separate the side wall of the garage with the gable. The gable will be sided with LP SmartSide shakes.

**South Façade**



There are no unique features to delineate on this façade.

**East Façade**



The east façade includes an off-center overhead door with a decorative window slate. The applicant has stated that they intend to add a trim piece to separate the side wall of the garage with the gable. The gable will be sided with LP SmartSide shakes.

The roof will consist of asphalt shingles to match the house. The garage will be sided with LP Smart siding that will have a clapboard siding appearance when installed. The applicant stated to staff that they intend to side the primary house in the same manner within the next few years. The garage is intended to be primarily used for storage of implements and equipment to maintain both properties. Access to the property is primarily used via an existing gravel road along an easement on the property to the south.

See attached plans for more information.

### **ANALYSIS:**

One of the criteria for reviewing these applications is that it follows the architectural standards provided in the carriage house ordinance. The intent of this ordinance is to promote the livability of older neighborhoods by permitting unique designs of accessory buildings that are architecturally compatible with the primary structure. This is to ensure that the proposed accessory structure is in keeping with the historic nature of the primary structure and surrounding properties. The proposed accessory structure is in a neighborhood that is located within a more rural area of the City, complete with newer homes and larger city lots, aspects that are not what the carriage house ordinance was intended for. That being said, the proposed design does have provide some architectural features that are recommended per the carriage house ordinance. This includes overhead garage and service doors with windows, trim board separating the gable and side walls, shakes in the upper gable, and exterior materials that give the appearance of clapboard siding.

Staff finds that the proposed design of this garage meets all of the requirements of this ordinance including being located on the lot in a manner that will allow a house to constructed be constructed in the future.

**RECOMMENDED ACTION BY STAFF:** The design of the proposed second garage is recommended for approval with the condition that trim boards and shakes in the gables are used as stated in the above report by the applicant.