

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

➤ **AGENDA ITEM – 18-1005 (Jason Gilman)**

Application of Niki Paisley for a Conditional Use Permit to demolish structure allowing green space until future development 2013 Sunset Lane.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

Ms. Niki Paisley has applied for a conditional use permit to demolish the structure at 2013 Sunset Lane for green space and potential future development. The application materials indicate it is the applicant's intent to build a duplex on the property at some time in the future. The current single family home is in disrepair according to the applicant and the current R-2 Zoning allows for the construction of a duplex dwelling as proposed. The properties on either side of this parcel appear to be duplexes and there is a commercial business 2 doors down to the south.

➤ **GENERAL LOCATION:**

2013 Sunset Lane, East of STH 16 and Napa Auto Parts.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**










The Comprehensive Plan indicates medium density retail, office or housing which prescribes a variety of commercial and/or medium-density housing located at major intersections and along major road corridors. Housing may be combined in the same building or closely integrated on the same site with retail or office space. The density of housing in this category is expected to be greater than 8 housing units per net acre. The proposed density of 2 units on approximately 12,800 sf is slightly less than the desired >8 per acre, however, the proposed use is generally consistent with the uses indicated.

➤ **PLANNING RECOMMENDATION:**

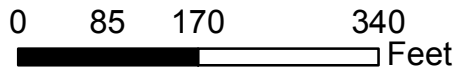
This application is recommended for approval with the condition that the owner shall enter into a Payment in Lieu of Taxes agreement as required for demolitions in the City.

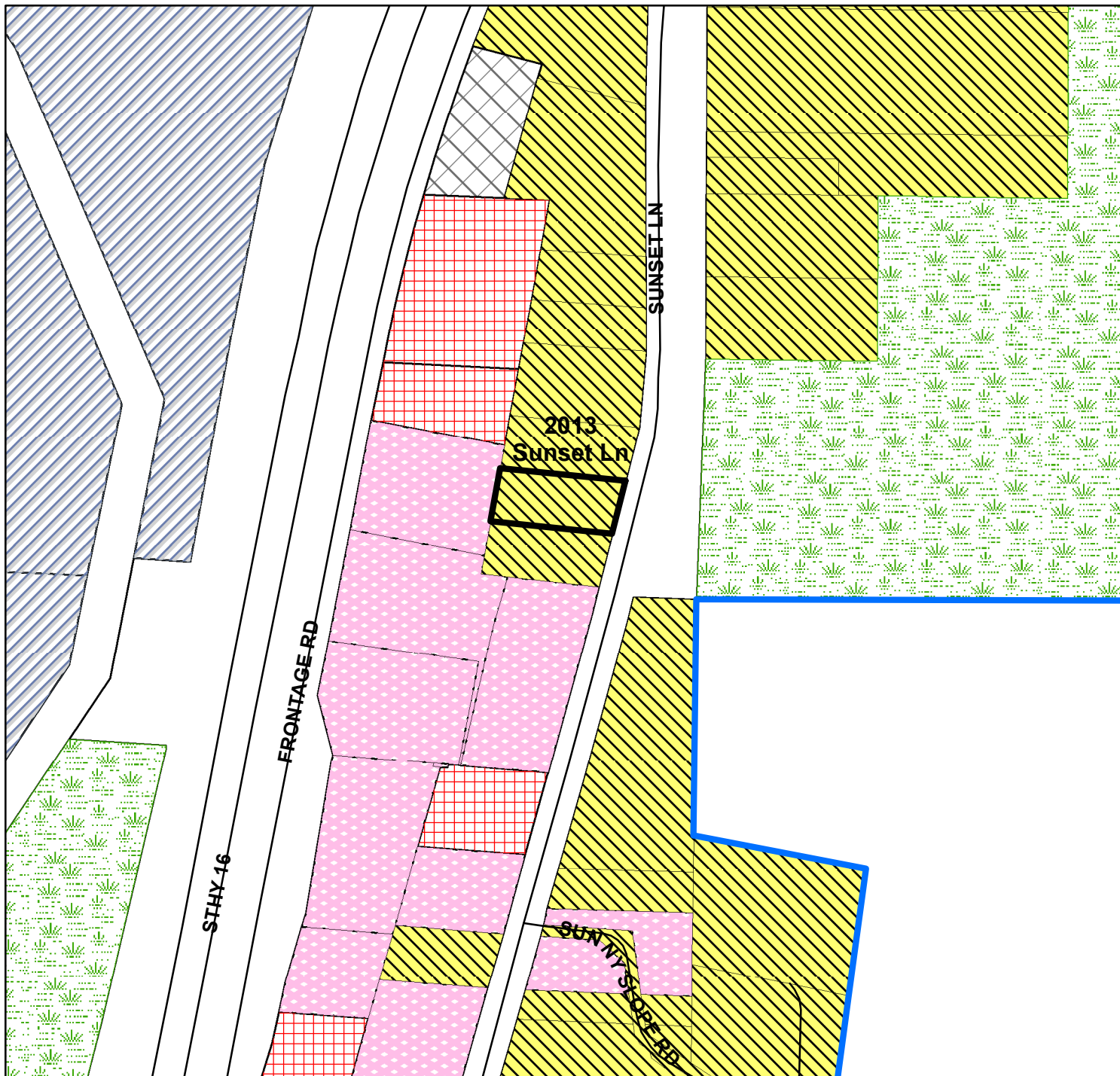


BASIC ZONING DISTRICTS
























	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
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY







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