

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 30, 2015**

➤ **AGENDA ITEM – 15-1082 (Amy Peterson)**

Application of Neighborhood Rentals LLC for a Conditional Use Permit at 2929 W. Fairchild Street allowing demolition of rental home leaving vacant land for future rebuild.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Fire Protection and Building Safety Division have issued orders to correct on this single family property (depicted on **MAP15-1082**) due to multiple code violations. Structurally the building has issues with a sagging roof and floors. The improvement value of the property is \$34,400 and that includes a garage. The owner is looking to demolish the structure with a proposed use of greenspace for now, with the potential for a rebuild next year. If they do rebuild it will be a single family rental.

➤ **GENERAL LOCATION:**

Southside of La Crosse; south of Schmidty's.

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

N/A

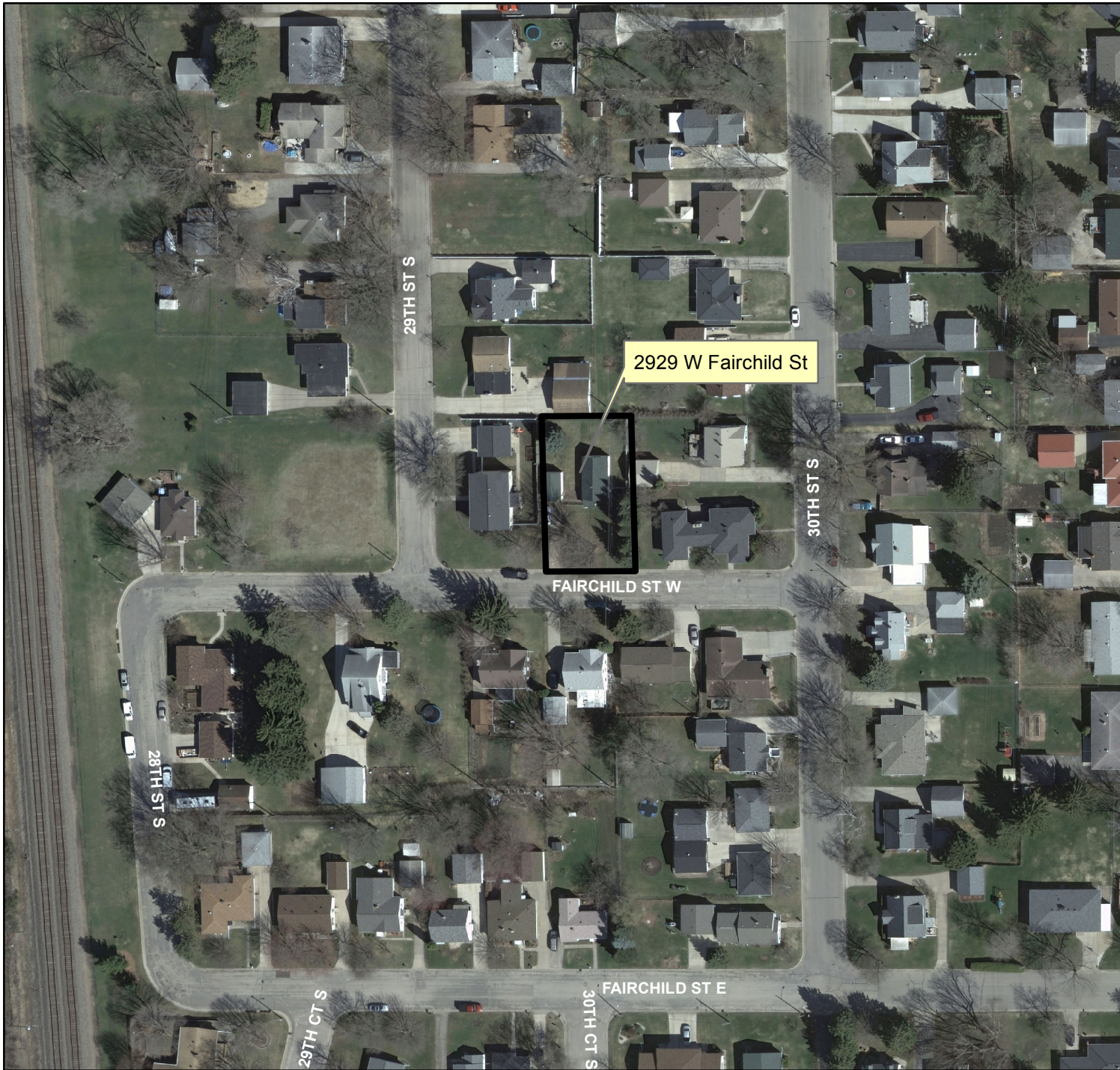
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

This is a very small home (approximately 700 SQFT) in very poor condition. The surrounding neighborhood includes very nice single family homes with a few duplexes.

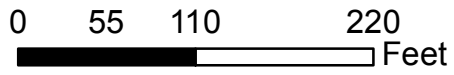
This item is recommended for approval with the condition that a PILOT payment is established on the property if a Building Permit is not applied for by December 10, 2016 (1 year from Common Council Approval) with a plan for a single-family home that is equal to, or higher, in value than what is being demolished.

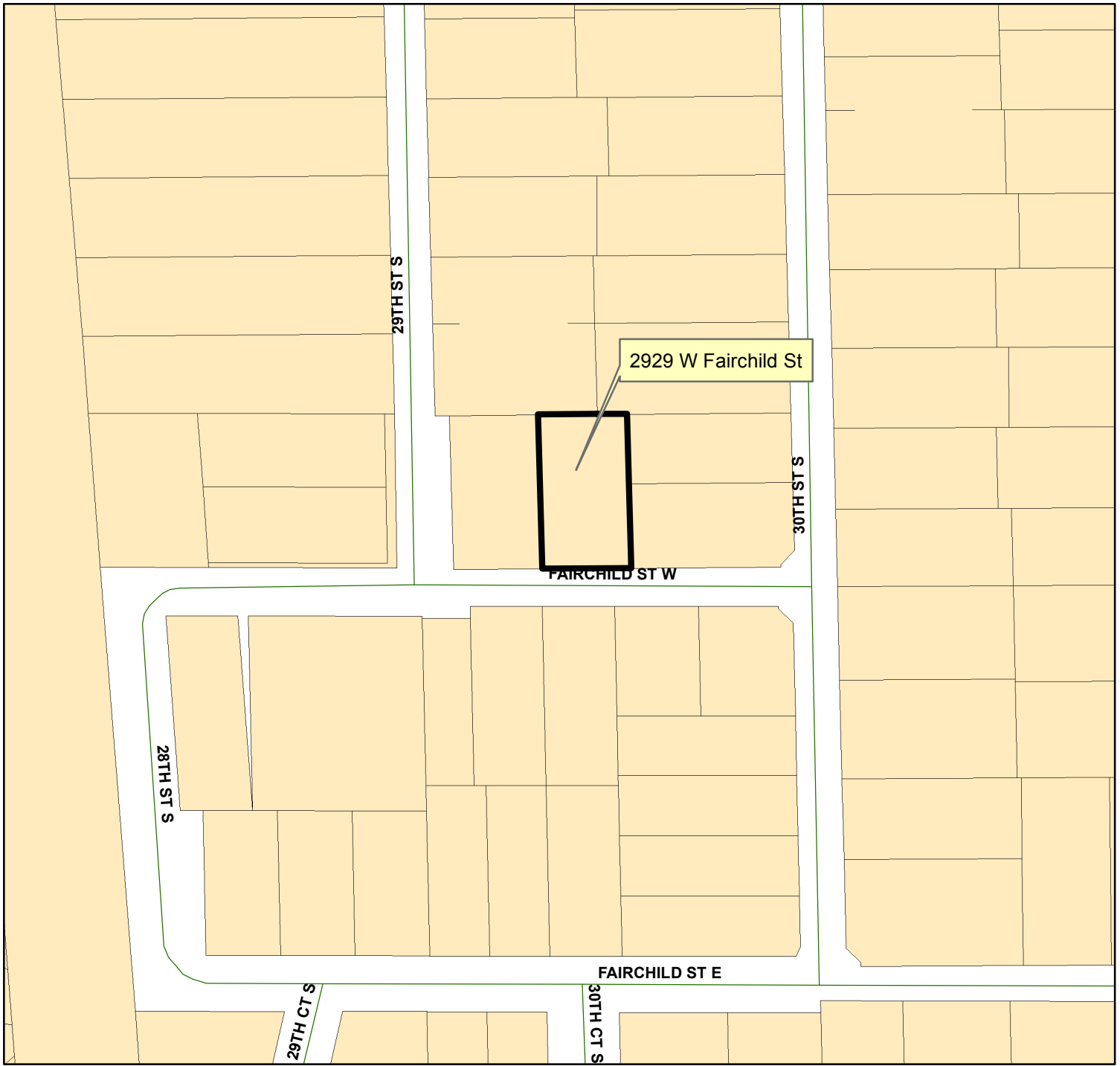


BASIC ZONING DISTRICTS

	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
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