

HERITAGE PRESERVATION COMMISSION REPORT
Construction of second garages on vacant adjacent lots
Ordinance 15.26(D)(15)

TO: Heritage Preservation Commission
FROM: Planning Staff
MEETING DATE: May 15, 2014

PROPOSAL: The applicant wants to construct a second garage on an adjacent vacant lot that will be approximately 14'-6" in height. The primary residence is located at 4350 Mariah Dr. N and the proposed garage will be located at 4120 Brickyard Lane.

PROPERTY OWNER:
Mark & Mary Swingle
4350 Mariah Dr. N
La Crosse, WI 54601

APPLICANT: Same as above.

BACKGROUND: The HPC was given the responsibility to review plans for second garages that are being constructed on lots that are adjacent to the property owner's primary residence provided that they are owned by the same owner. Property owners that want to construct a second garage per Section 15.26(D)(15) of the La Crosse Municipal Code. Plans must apply for a Conditional Use Permit from the Common Council and have their plans reviewed and approved by the HPC and the Plan Commission before a building permit can be issued. Below is the Ordinance.

15.26(D)(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 28x30ft single story garage. The proposed second garage is designed to reflect the style of architecture that is found in the applicant's primary structure. The proposed design includes authentic older period windows and doors, including hinges and handles. The garage doors also reflect the old side hinged swinging doors. A window is proposed on the back and side elevations and the applicant is proposing to side the garage with Smart

Siding which will give the garage a clap board siding appearance. Plans for the garage are attached.

ANALYSIS:

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 be constructed in the future.

RECOMMENDED ACTION BY STAFF: The design of the proposed second garage is recommended for approval.