

Agenda Item 22-0773 (TIM ACKLIN)

Application of Western Technical College for a Conditional Use Permit at 310 8th St. N. allowing for demolition of structure for green space.

General Location

WTC main campus roughly bounded by La Crosse St, 6th St N, State St, 7th St N, Vine St, 8th St N, Pine St, and 9th St N. Council District #6. Downtown Neighborhood Association.

Background Information

The applicant is requesting to demolish the existing structure at 310 8th Street N for green space. The house is currently unoccupied. The applicant states that removal of this structure corresponds with their campus plan and aligns with their future campus needs.

Recommendation of Other Boards and Commissions

This Common Council approved the rezoning of this parcel from residential to Public/Semi-Public so that the zoning would be consistent with the rest of the campus at their March 2022 meeting.

Consistency with Adopted Comprehensive Plan

Working with major institutions on establishing campus boundaries and developing a partnership that balances the needs of the institution with the needs of the neighborhood is a primary objective in the comprehensive plan.

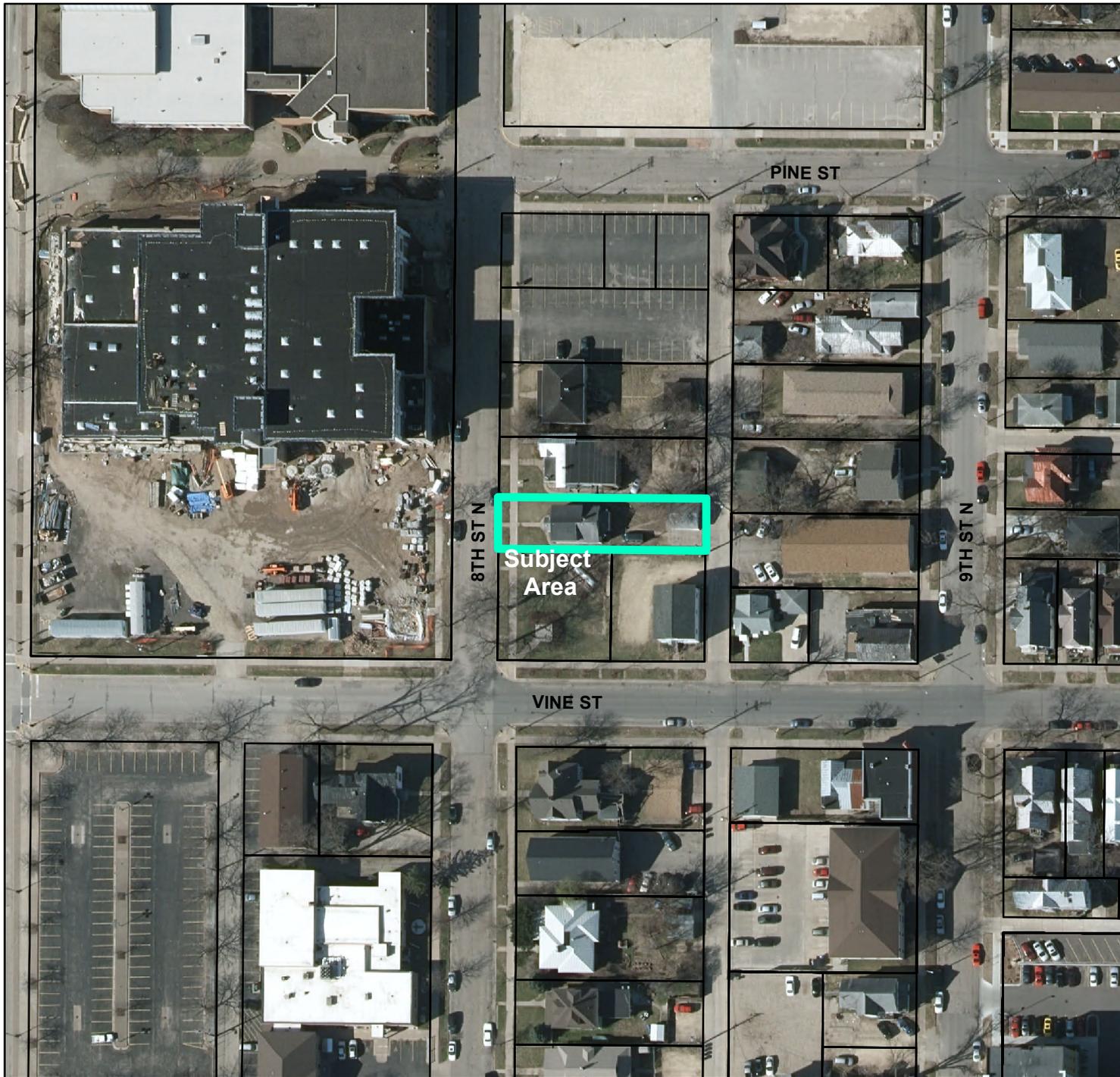
Staff Recommendation

In May of 2019 the City of La Crosse entered into an agreement (attached) with Western Technical College that established their campus boundary as well as terms and conditions regarding the future development of the parcels that fall within their boundary. The agreement states that no properties within the boundary will be subject to a municipal service agreement or payment in lieu of taxes. (Item #2 & #3) It also states that all Conditional Use Permits submitted, provided that they are complete, must be approved and issued by the City. (Item #4)

The agreement also provides terms for Western Technical College to continue providing a municipal services payment to the City related to their residence hall. It also provided a condition that WTC contribute to planning of, and/or improvements to, the surrounding neighborhoods which they did by contributing funding to the development of the City Downtown 2040 Plan.

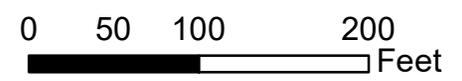
Due to the terms of the agreement between the City and Western Technical College, and that the City previously rezoned this parcel to the Public/Semi-Public zoning district in order for it to be consistent with their campus zoning, this item is recommended for approval.

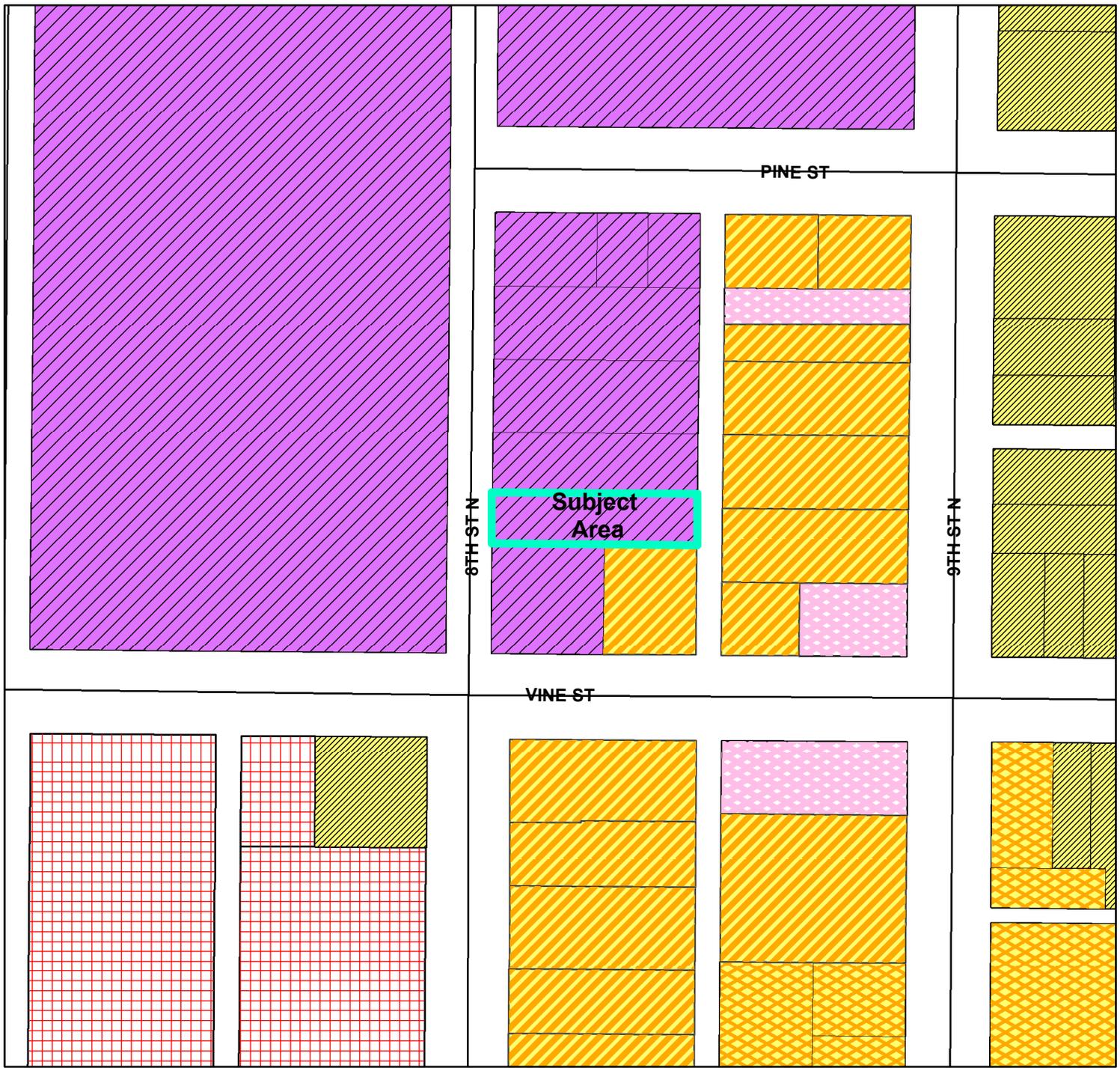
Routing J&A 7.5.22



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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