

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 2, 2015**

➤ **AGENDA ITEM - 15-1042 (Tim Acklin)**

Application of La Crosse Community Housing Development Organization for a Conditional Use Permit at 421 Mississippi Street to demolish current residential structure leaving a vacant lot for future development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant (Couleecap) is requesting to demolish the property depicted on attached **MAP PC15-1042** in order to combine the property with two other adjacent parcels and develop a larger project in partnership with Habitat for Humanity and the City's Replacement Housing Program. The property was acquired through foreclosure by Couleecap from Associated Bank. Couleecap is currently working to acquire the other two parcels. Couleecap has stated that if the joint project does not work out then a single family owner-occupied home would be constructed on this lot.

The applicant is requesting that the property be demolished at this time so as to remove a dilapidated structure from the neighborhood.

➤ **GENERAL LOCATION:**

421 Mississippi Street.

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

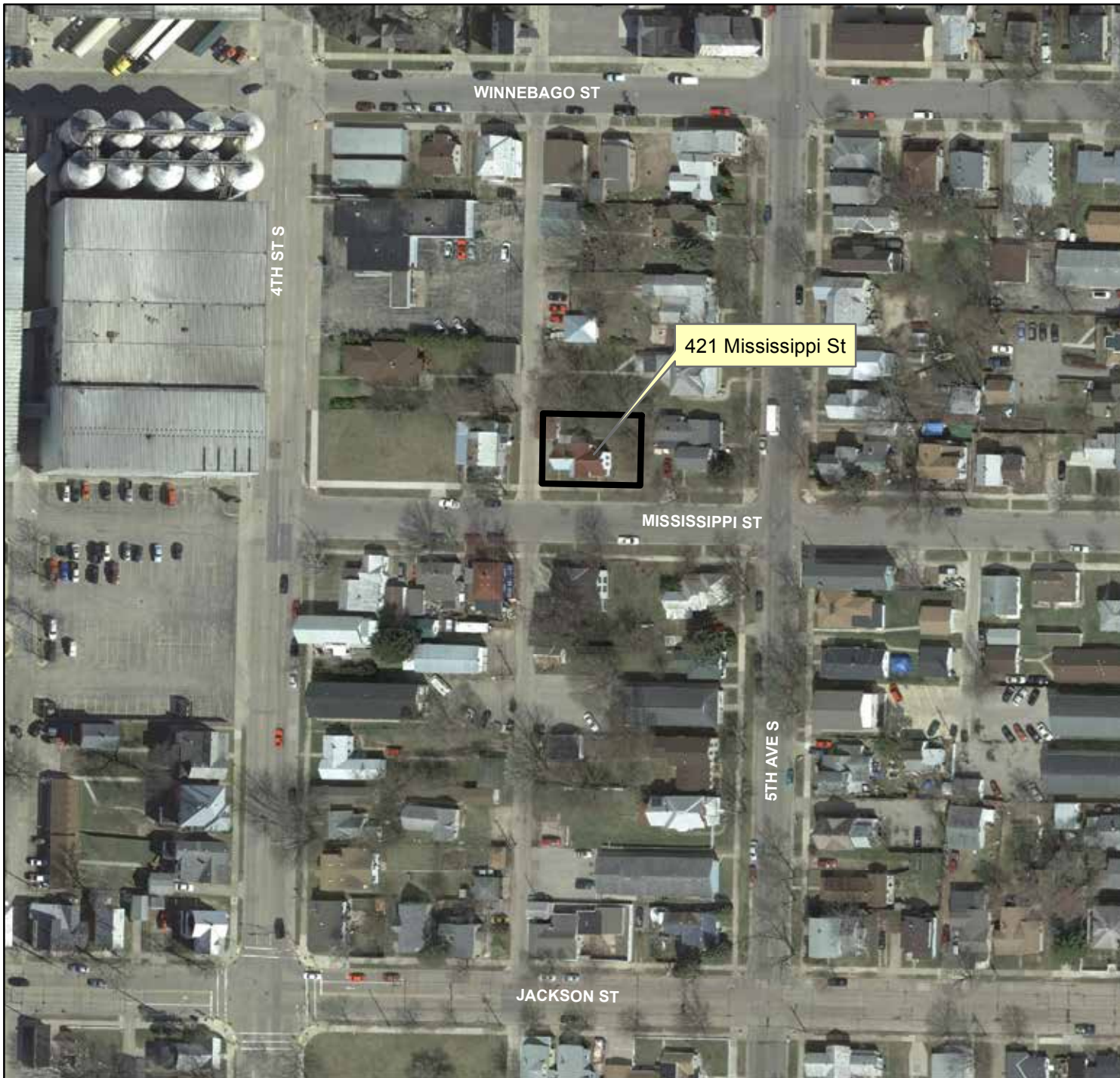
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The replacement of older, low value housing stock is a major objective in the Housing Element of the Comprehensive Plan.

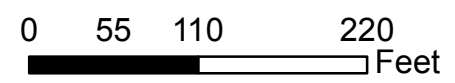
➤ **PLANNING RECOMMENDATION:**

This application is recommended for approval with the condition that a PILOT is established on the property.

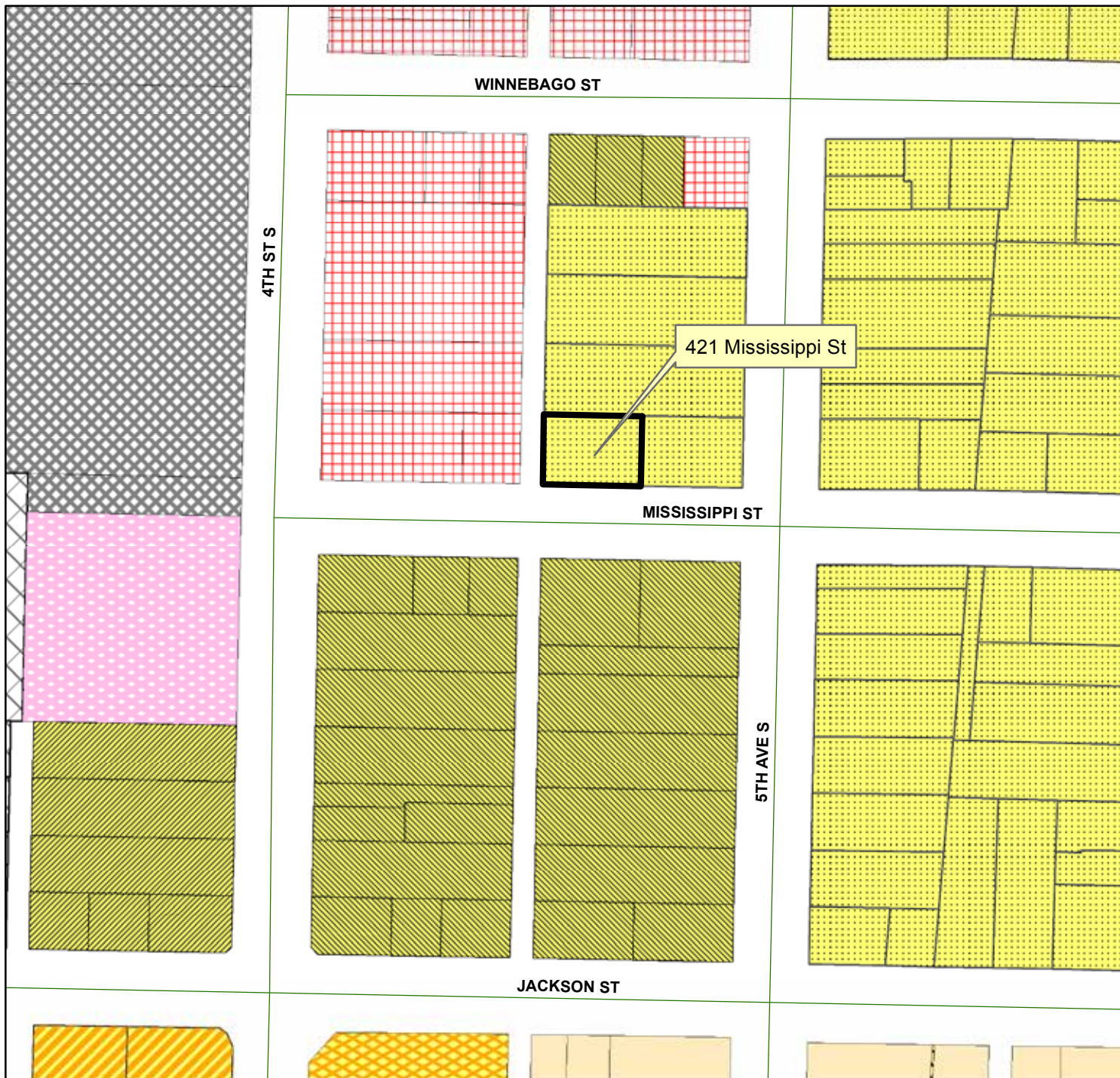


BASIC ZONING DISTRICTS
























-  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



PC15-1042



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