

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

➤ **AGENDA ITEM - 15-0162 (Tim Acklin)**

Application of Housing Authority of the City of La Crosse for a Conditional Use Permit at 703, 711, 713, 717 Division Street allowing demolition of current structures for green space and future development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant, (City of La Crosse Housing Authority) is requesting a Conditional Use Permit to demolish the four existing residential structures on the properties depicted on attached **MAP PC15-016** for green space. The applicant recently purchased the properties in an effort to build handicap accessible homes and to alleviate concerns raised by the residents of the neighboring high rise apartment buildings, which are also owned by the Housing Authority.

The applicant's conceptual proposal is to construct two, single story, 4-unit buildings that are handicap accessible. Construction of these facilities would not proceed until the applicant is able to purchase the adjacent house/property to the north (421 7<sup>th</sup> St S) in order to have enough land area.

The current assessed value of the four structures combined is \$289,400.

➤ **GENERAL LOCATION:**

703, 711, 713, 717 Division Street (7<sup>th</sup> & Division Streets)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This proposal is consistent with the Future Land Use Plan in the Comprehensive Plan as this area is designated as Traditional Neighborhood Development which supports a variety of housing types and densities.

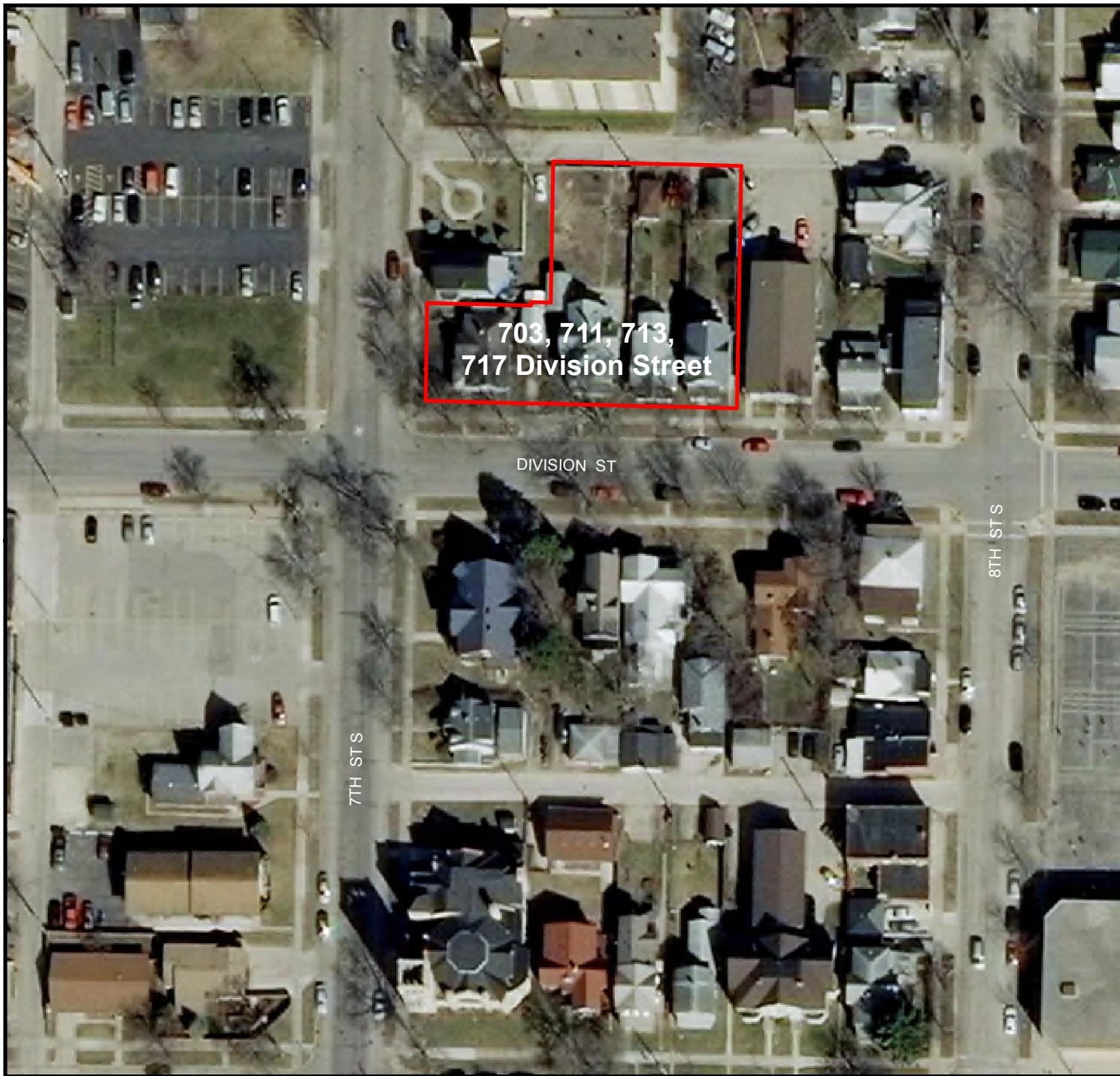
➤ **PLANNING RECOMMENDATION:**

Staff has met with the applicant several times regarding this project and provided the following:
























- 1) The properties are all zoned Washburn Residential. As a result, the applicant will need to apply for a Conditional Use Permit to construct a building that is a duplex or higher in density.
- 2) The project must go through the Multi-Family Design Review process and meet all of the standards.
- 3) Two of the four properties are two-story houses and the other two are single-story. (See attached picture) The applicant's preliminary concept was to construct single story buildings as they are intended for handicap residents. All of the houses on both sides of Division Street are two-stories. Staff indicated to the applicant that the structures should be at least two-stories in order to be consistent with the character of the neighborhood. The bottom units can serve handicap residents while the upper floor units could serve their other clientele.
- 4) The properties are currently assessed property taxes. As a result a PILOT payment may be attached as a condition.

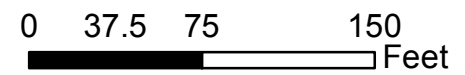
**This application is recommended for approval with the following conditions:**

- 1) The project must meet all of the Multi-Family Standards in Section 115 of the Municipal Code of Ordinances.**
- 2) Any new buildings must be at least two-stories in height.**
- 3) A PILOT payment is established for the properties.**



# BASIC ZONING DISTRICTS

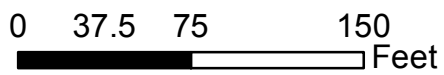
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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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713 Division St, La Crosse, Wisconsin  
Address is approximate



Division St

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