

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 3, 2014**

➤ **AGENDA ITEM – PC2014-03-03-12**

Application of Western Technical College for a Conditional Use Permit allowing for demolition of building to provide parking with bioswales for storm water management at 402 8th St. N.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The subject parcel contains a three-story building with a partial basement that houses the State of Wisconsin’s Job Center and Workforce Connections and is depicted on attached **MAP PC2014-03-03-12**. Western Technical College owns the property and plans to redevelop the entire block. The Job Center building is to be demolished and the offices are being relocated off-campus. The applicant claims that the building is beyond its designated life span and would like to demolish the building to make way for 22 parking spaces and green space for stormwater management. See the attached 14-0180 CUP Application.

The City’s Zoning Code does not state the purpose or intent of requiring a Conditional Use Permit for demolition for parking (15.26(O)). However, the intent of requiring a CUP for demolition for green space (15.26(R)) is “to provide for compatible neighborhoods that enhance the welfare of the City, including maintaining the City’s tax base.” The tax base would not be affected here, because WTC does not pay taxes on this property.

➤ **GENERAL LOCATION:**

402 8th Street North

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

While a parking lot serving the college does not conflict with the Future Land Use Map designation of ‘Public and Semi-public,’ tearing down a building to build a parking lot does not follow the general intent of the Comprehensive Plan. On the other hand, the redevelopment of this block would support Land Use Objective 2: Targeted Redevelopment and Objective 9: Major Institutions. Also, stormwater management may support the Plan’s goal to “Improve Environmental Quality.”
























➤ **PLANNING RECOMMENDATION:**

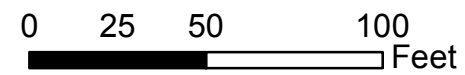
Planning staff recommends approval of the subject application. The City worked with Western to narrow 8th Street and create a green, complete street as opposed to vacating the street. Western has made their parking plans known and this project is part of their master plan and \$84 million dollar campus renewal project.

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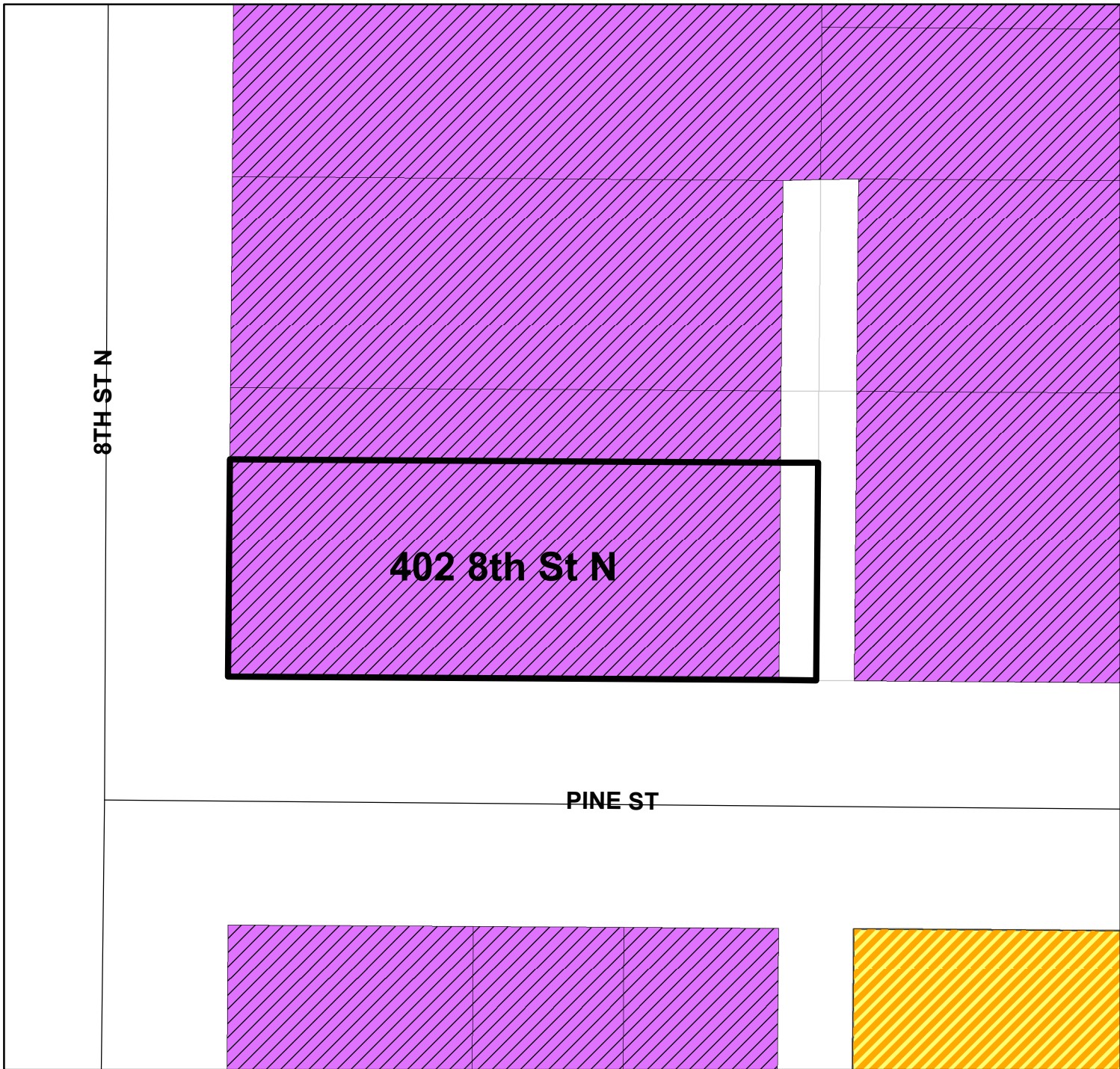


BASIC ZONING DISTRICTS

-  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

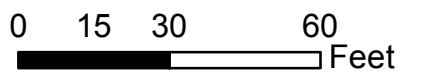


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