

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 30, 2020**

➤ **AGENDA ITEM – 20-1547 (Lewis Kuhlman)**

Application of Kwik Trip, Inc. for a Conditional Use Permit at 3305 Mormon Coulee Rd and 1906, 1910, 1920-1922 Ward Avenue allowing demolition of structures for green space until redeveloped.

➤ **ROUTING:** J&A 12.1.2020

➤ **BACKGROUND INFORMATION:**

The applicant intends to build a gas station and convenience store on the site in March 2022. The parcels have been rezoned and the plans review by city staff. Sec. 115-342 requires a conditional use permit if an applicant does not have plans to build when requesting a demolition permit. These parcels are vacant and are proposed for demolition. 3305 Mormon Coulee Rd is a 1.20-acres with 16 apartments and an office. 1906, 1910, 1920-1922 Ward Ave is a 1.36-acre parcel that once included a thrift store, gym, and bar/poolhall. These buildings had a combined fair market value of \$568,200 in 2019. The applicant has not submitted a landscaping or fencing plan, but it will likely consist of turf grass. No mitigation plan to offset loss of either tax base or housing opportunities were included, but city staff recommends a payment in lieu of taxes agreement (PMSA) to offset tax base. The application does not include the number of jobs on site before they buildings were vacated, but estimates the new development will create 35-40 new jobs. The green space will likely not decrease the neighborhood value.

➤ **GENERAL LOCATION:**

Just off the east corner of the intersection of Ward Ave and Mormon Coulee Rd, as depicted in Map 20-1547.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























While a vacant lawn would not necessarily be consistent with the Future Land Use Map's designation for the area as Commercial, a convenient store and gas station would.

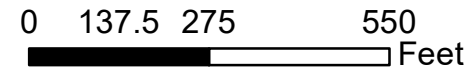
➤ **PLANNING RECOMMENDATION:**

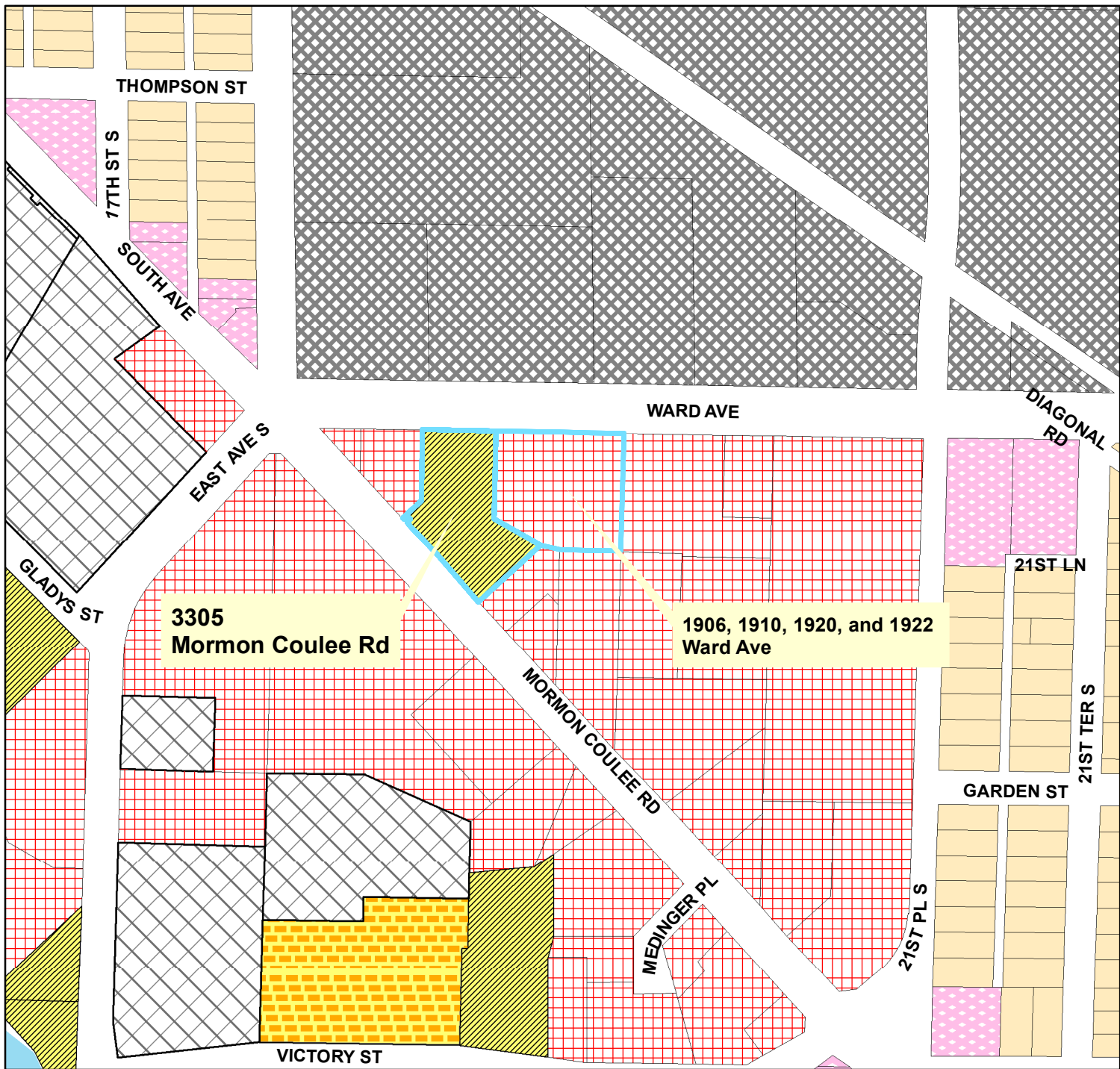
Approval with Conditions - The applicant should be required complete a PMSA. While not required, city staff recommends deconstruction in collaboration with the Habitat for Humanity Restore to salvage any useable materials.



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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