

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 1, 2021**

➤ **AGENDA ITEM - 21-0648 (Lewis Kuhlman)**

Application of Viterbo University, Inc. for Conditional Use Permit at 821/823 7th St S allowing for demolition of existing duplex and conversion of the majority of the lot to green space.

➤ **ROUTING:** J&A 6/1/2021

➤ **BACKGROUND INFORMATION:**

This parcel is zoned Washburn Residential and contains a duplex, garage, and garden shed. The duplex's foundation has been allowed to deteriorate beyond repair and is no longer safe. The house was also not secured and has been broken into and vandalized. The applicant has owned the property since 2007 and has not paid property tax on the site because it is a non-profit organization.

A Conditional Use Permit is required to demolish a structure for green space. This type of CUP is typically used by those who want a larger yard or those who have future plans for redevelopment. This applicant's intent is to demolish the house, but keep the garage and garden shed for storage. It intends to build a fence around the property. The application doesn't explicate any intention for recreational use or redevelopment.

In Resolution #18-0849, the applicant was allowed to keep a garage on St. James St. to use as storage. The difference between these two applications is the adjacent parcels. The St. James St. parcel was surrounded on three sides by the garden—and later combined with them—and it is on the edge of the neighborhood. This parcel extends into a residential block and is bordered by houses and an alley. A parcel's surroundings are an important consideration whether the conditional use fits in with this block.

Sec. 115-343(15) provides a regulation similar to what the applicant is trying to do, but cannot be used in this case. That section of the code requires a conditional use permit for a secondary accessory structure on an adjacent lot. This CUP is not for residential use nor does the applicant own any adjacent lots—lots across the alley do not count.

➤ **GENERAL LOCATION:**

This parcel is in the Washburn Neighborhood, on the east side of 7th St. between Winnebago St. and Mississippi St. as depicted in Map 21-0648. This parcel is .194 of 11.434 acres (1.7%) of the applicants' campus, not including athletic fields. It owns all the property on the 8th St. side of the block between Winnebago St. and Mississippi St., and this is its only parcel on the 7th St. side. It is surrounded by single and multi-unit residences.

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

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The Future Land Use Map shows the parcel as Traditional Neighborhood Development, which includes a variety of housing unit types and densities, along with small-scale retail and service businesses. Storage is not included. It does not support a land use objective for targeted redevelopment or maintaining traditional urban character.

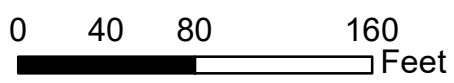
- **PLANNING RECOMMENDATION:**
Approval with the condition that the applicant obtain Payment for Municipal Services Agreement (PMSA). A requirement for a PMSA is consistent with Resolution 13-0056. The applicant's primary use of this residential lot does not appear to be recreation or future redevelopment; it seems intended to allow for storage. Accessory buildings like garages and sheds are allowed in the Washburn Residential District, but may not be the most beneficial use. Ideally, the applicant would relocate the storage to another part of its campus. Then, this parcel could be more easily redeveloped and the city would not have to forgo one or more housing units indefinitely.

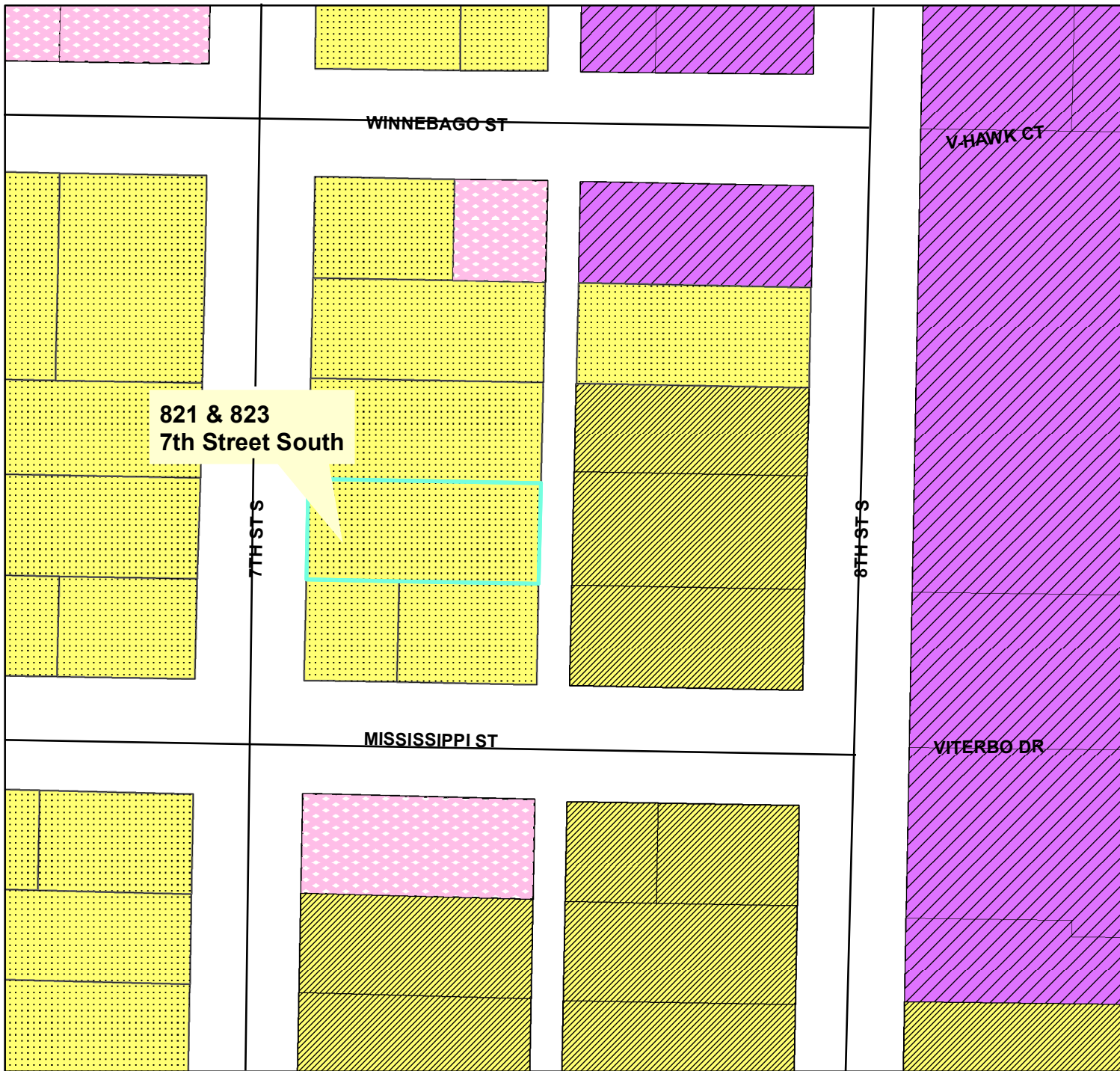


821 & 823
7th Street South

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
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