

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

➤ **AGENDA ITEM - 15-1006 (Lewis Kuhlman)**

Application of Mary Mother of the Church Parish for a Conditional Use Permit at 2006 Weston Street allowing for demolition of former school building and replacing with green space for future addition to existing church/rectory.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is seeking permission to demolish the school building depicted on attached **MAP PC15-1006**. Demolition without plans to redevelop the parcel requires a Conditional Use Permit. The intention of this requirement is so lots are not left vacant for long periods of time, reducing the value of adjacent properties and the property value of the lot itself. Church property is tax-exempt, so demolition would not reduce the property taxes on the parcel. The school shares a parcel with a church and takes up an entire superblock that bisects 20th Street. The school has sixteen classrooms, seven bathrooms, a gymnasium, kitchen, and cafeteria that are no longer used. It has lead and asbestos, which is being abated. The lot is also covered in asphalt and surrounded by a chain link fence. The school land will be converted to green space until the future parish hall, religious education classrooms, kitchen and storage space can be built. The new building is intended to connect to the church since two primary buildings on one lot would not conform to the zoning code. Commercial Design Standards will likely apply to the new building.

➤ **GENERAL LOCATION:**

The south side of Weston St. immediately west of Mary Mother of the Church's church between 19th and 21st Streets.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This application may be consistent with the adopted comprehensive plan as long as the demolition allows the neighborhood to remain an attractive, safe and comfortable place to live per Land Use Objective 10. Stem Property Deterioration.
























➤ **PLANNING RECOMMENDATION:**

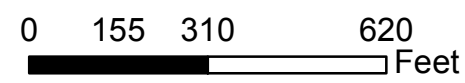
The proposed demolition will not have an effect on property taxes. However, a dangerous, unattractive demolition site may reduce adjacent property values. The site should be razed in a timely manner, the chain link fence and asphalt should be removed, and the lot should be seeded so it will actually be green. The City may also want to consider working with the church to see if connecting 20th Street is feasible. **This item is recommended for approval with the following conditions:**

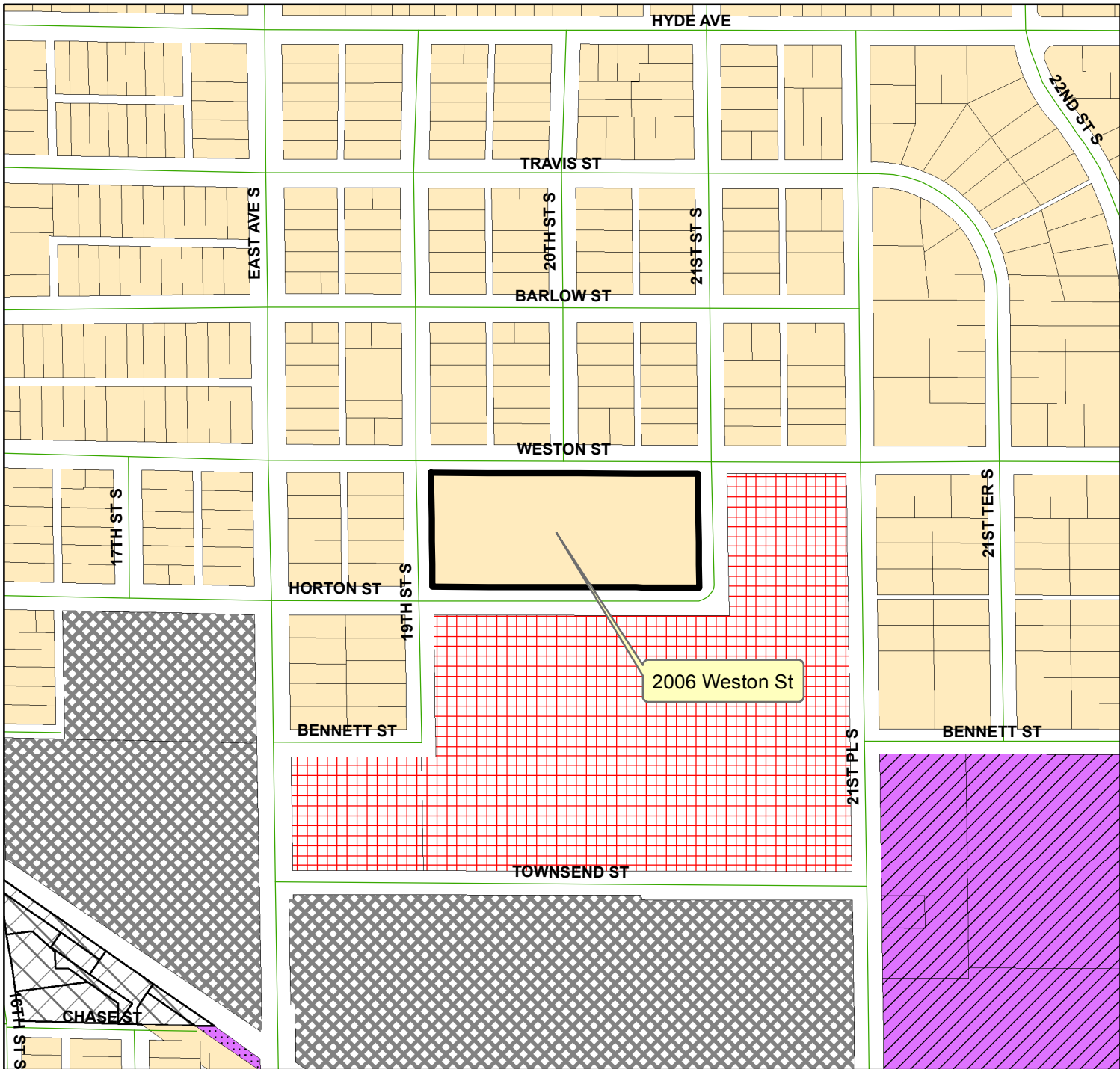
- 1) All chain link fence located to the south and west of the former school building is also removed.**
- 2) All asphalt located to the west of the former school building is also removed.**
- 3) Lot is seeded for green space.**



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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