

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
September 30, 2019**

➤ **AGENDA ITEM – 19-1320 (Jack Zabrowski)**

Application of Gary Harter for a Conditional Use Permit allowing demolition of structure for green space at 1133 Liberty Street.

➤ **ROUTING:** CPC 9/30/19; J&A 10/1/19

➤ **BACKGROUND INFORMATION:**

The applicant would like to demolish a home at 1133 Liberty Street and donate the property to Immanuel Lutheran for a play area and green space. The plat in which this home is located in was surveyed in 1856 and was the second platted in La Crosse. The building was built in 1885, upon visual inspection the exterior of the home is in a state of disrepair and neglect, the interior condition is unknown. The current assessed value of the land and improvements are \$41,900, this is down from the historic high value of \$67,700. The home at 1133 Liberty is not in the flood plain.

One concern with the donation of Immanuel Lutheran to 1133 Liberty Street is the proximity to the adjacent alley. Many alleys in La Crosse were “Opened by use” to the public however this alley is one of the few that remains private property with understood access to the users. The current owner does not intend to limit alley access, however, the possibility of this happening in the future is not precluded by the property donation. If the alley were closed to public use it would limit access from St. Paul Street to all the houses and businesses to the south This alley has been maintained and graded by the City of La Crosse since 2002. The current owner of 1133 Liberty Street and Immanuel Lutheran Church have no plans for 1133 Liberty other than green space, no fence, playground equipment or other structure is proposed at this time.

➤ **GENERAL LOCATION:**

1133 Liberty Street on the southwest corner of Liberty and St. Paul Streets.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Demolition and loss of a single-family residence would not be consistent with the Comprehensive Plan. The Comprehensive plan states, “The City recognizes the need to protect and maintain areas of single-family housing to meet market demand for stable residential neighborhoods.” One of the key points in the Land Use Plan element in the Comprehensive Plan states the need to, “Revitalize traditional neighborhoods and protect and improve single family housing.” Ideally the structure at 1133 Liberty would be demolished and replaced with a new build single-family home. Resources are available

to offset demolition costs via the La Crosse County Acquisition and Demolition grant program. This program will reimburse up to \$50,000 for demolition which results in the construction of new home of \$150,000 or more. The Plan Commission and Planning Department Staff have worked diligently in the past to support the Comprehensive Plan's goal of preserving single-family residences.

When a home is demolished and property value is diminished it shifts the tax burden onto residential tax payers to make up for the lost tax base. Objective 2: from the Comprehensive plan states, "Redevelopment and reinvestment in underutilized properties is essential to strengthen older areas of La Crosse and provide opportunities to strengthen the City's tax base, provide new jobs, and housing opportunities.
























Proposals to demolish homes have typically been recommended for denial by the City Planning Department unless the Comprehensive Plan recommends a change in land use, or evidence is submitted substantiating the structure is beyond cost effective repair, or the value of the proposed use outweighs the benefit of single-family home preservation in the City. While urban elementary schools are an extremely important asset to neighborhood viability, the application does not provide enough information about the impact of the proposed use of this site post-demolition to make a determination in this regard.


➤ **PLANNING RECOMMENDATION:**

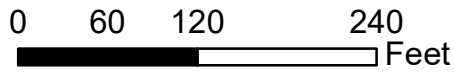
Preservation of single-family residence is a priority for the City of La Crosse and its Comprehensive Plan, open residential lots on La Crosse's Northside outside the floodplain are rare. 1133 Liberty has the potential to be renovated or the existing structure demolished and a new single-family residence rebuilt. A vacant lot would not serve the neighborhood or community long term. **Planning Department Staff recommend denial of the Conditional Use Permit allowing demolition of structure for green space at 1133 Liberty Street.**

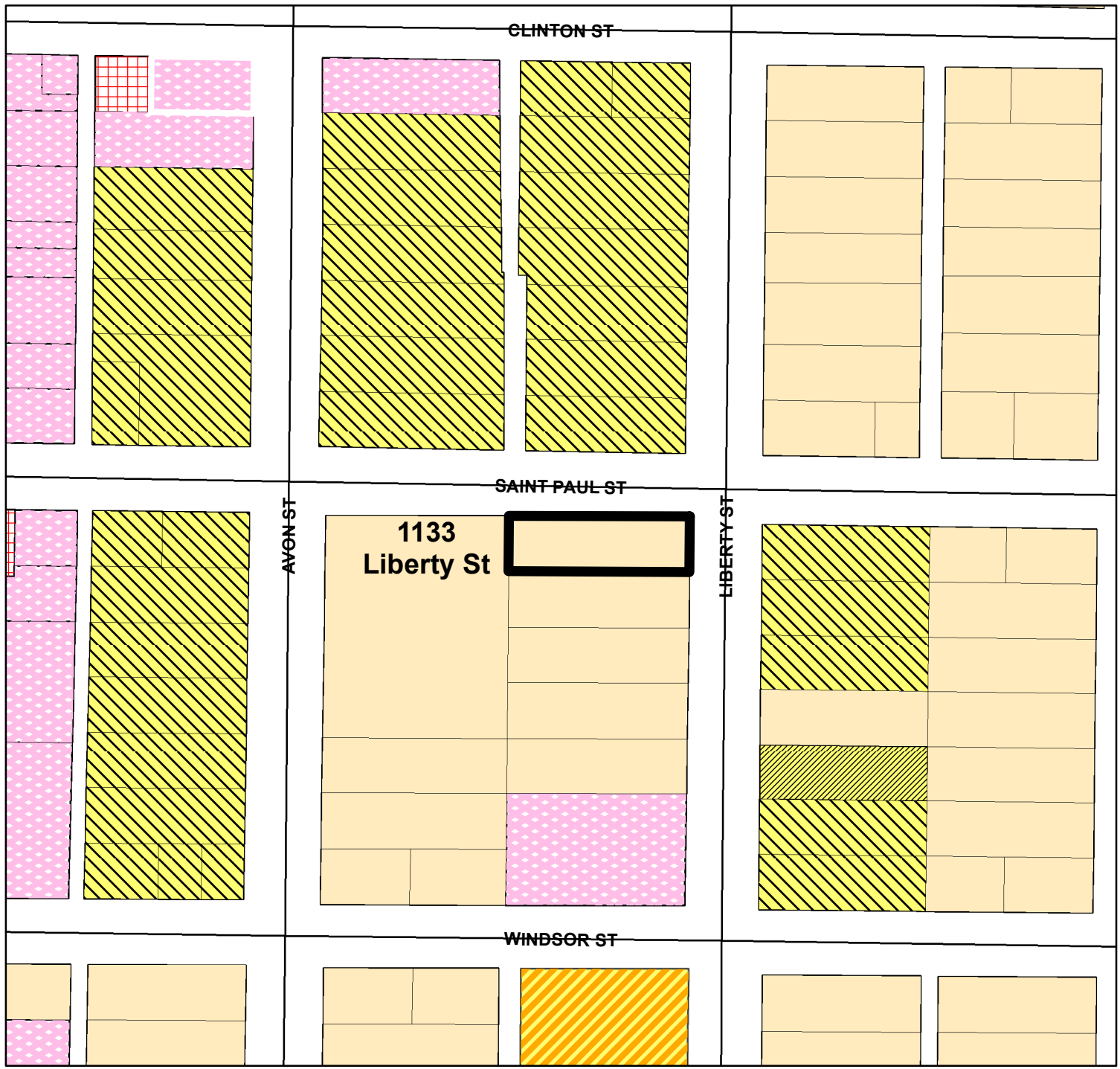


## BASIC ZONING DISTRICTS

	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







## 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

