

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 2, 2018**

➤ **AGENDA ITEM – 18-0363 (Caroline Gregerson)**

Application of Gundersen/City of La Crosse Joint Neighborhood Development Corp. for a Conditional Use Permit allowing demolition of structure for future development at 708 Hood St.

➤ **ROUTING:** J&A, Public Hearing 4/3/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The Abraham-Zahn storage building was identified in the Powell-Poage-Hamilton Neighborhood plan as a priority site for redevelopment. This neighborhood is a high priority for housing and commercial investment for the City of La Crosse. It has historically been one of the highest poverty neighborhoods in the City and traditionally lacked private investment in the neighborhood.

The Joint Development Corporation is a joint partnership between the City of La Crosse and Gundersen Lutheran Health System and is making this request for a Conditional Use Permit to demolish this building. The JDC plans to then enter into an agreement with a private developer to construct a mixed-use apartment- including both housing and commercial space. This property is located in the Sanford Archaeological District and no agreement can be formed with a developer until an extensive analysis of any potential archaeological remains is conducted. The archaeological analysis will be conducted both on this site and the City-owned tennis courts adjacent to this property. The demolition of the site will facilitate a better price for this archaeological analysis and is required for practical considerations of analyzing what is underneath the building. In addition, the Zahn Building is creating safety and liability concerns- there have been reports of potential break-ins into the building. As soon as the demolition and archaeological analysis is completed, final negotiations with a developer will occur.

➤ **GENERAL LOCATION:**

708 Hood Street on the corner of 7th and Hood. Known as the former Abraham Zahn Building.

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

The Joint Development Corporation, of which Mayor Tim Kabat, Council President Martin Gaul, and Council Member Phil Ostrem are members, voted to approve the

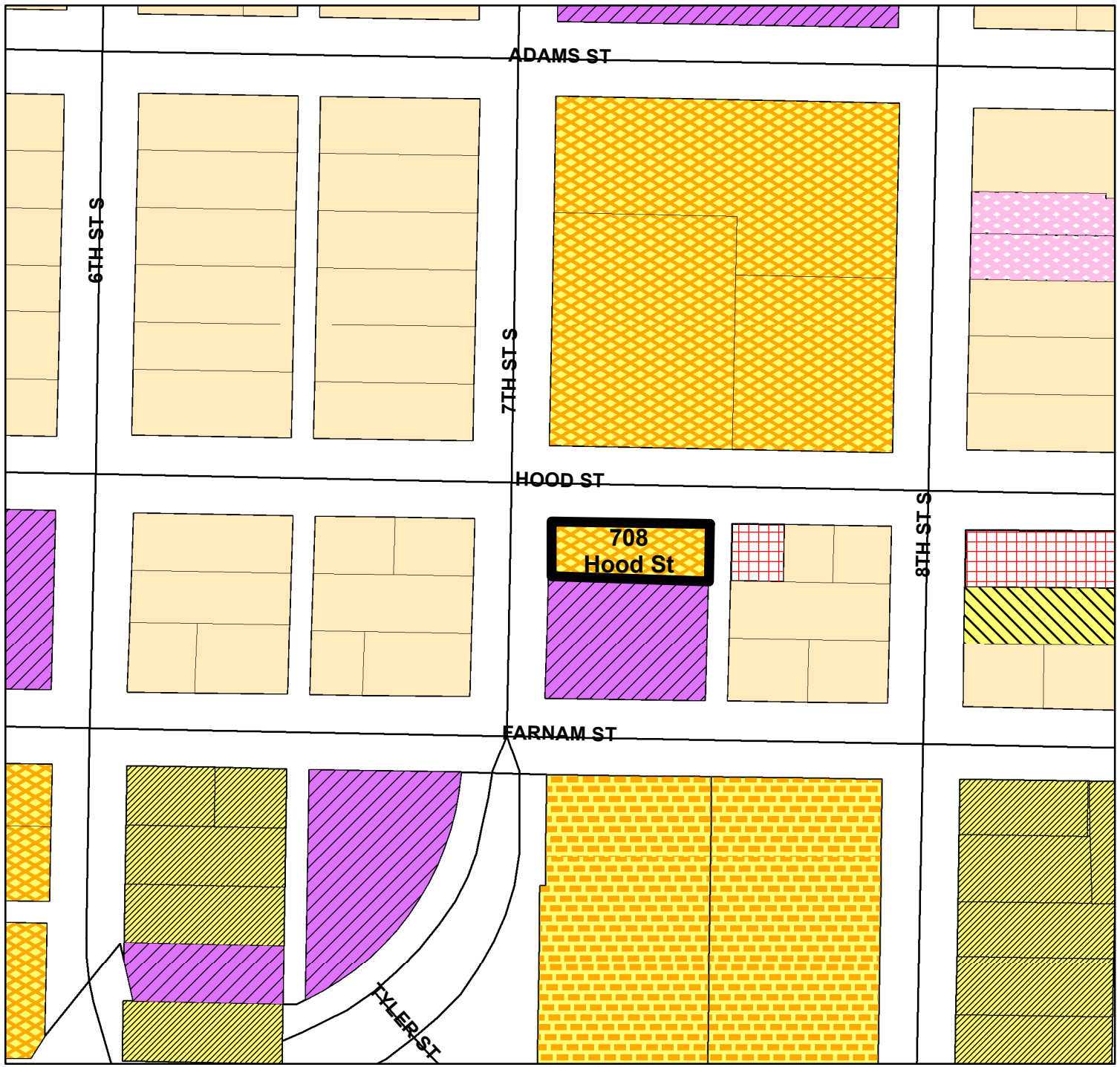
acquisition and demolition of this structure. The acquisition and demolition costs of the Zahn Building are being paid for with City funds (TIF14). These City officials have also recommended that the selection of a final developer and plans occur after the demolition has occurred and the JDC possesses the final archaeological report.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The development of a mixed-use apartment building is consistent with the comprehensive plan.

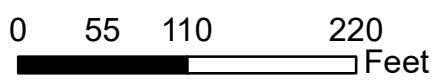
➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval of the CUP, with the requirement that a PILOT (payment in lieu of taxes) be established on the property if building permits have not been applied for the proposed development within 12 months of Common Council approval of this item.



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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