

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 28, 2021**

Ø **AGENDA ITEM – 21-0648 (Lewis Kuhlman) (referred)**

Resolution approving 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.

Ø **ROUTING:** J&A 6.29.21

Ø **BACKGROUND INFORMATION:**

This parcel is zoned Washburn Residential and contains a duplex, garage, and garden shed. Prior to its rezoning on August 12, 2004, it was zoned R2-Residence and used for a duplex. 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.

Resolution #18-0849 allowed the applicant to keep a garage on St. James St. to use as storage. The St. James St. parcel was surrounded on three sides by the garden and later combined with it. 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.

Ø **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. The applicant 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. This parcel is surrounded by single and multi-unit residences.

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

None

Ø **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.

Ø **PLANNING RECOMMENDATION:**

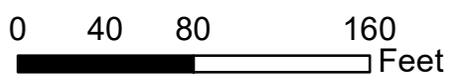
Approval – This application meets the requirements of Sec. 115-356. While a condition to establish a PILOT Agreement or Payment for Municipal Services (PMSA) may be consistent with similar CUPs, this parcel has been tax-exempt for 11 years so such a condition is not required.

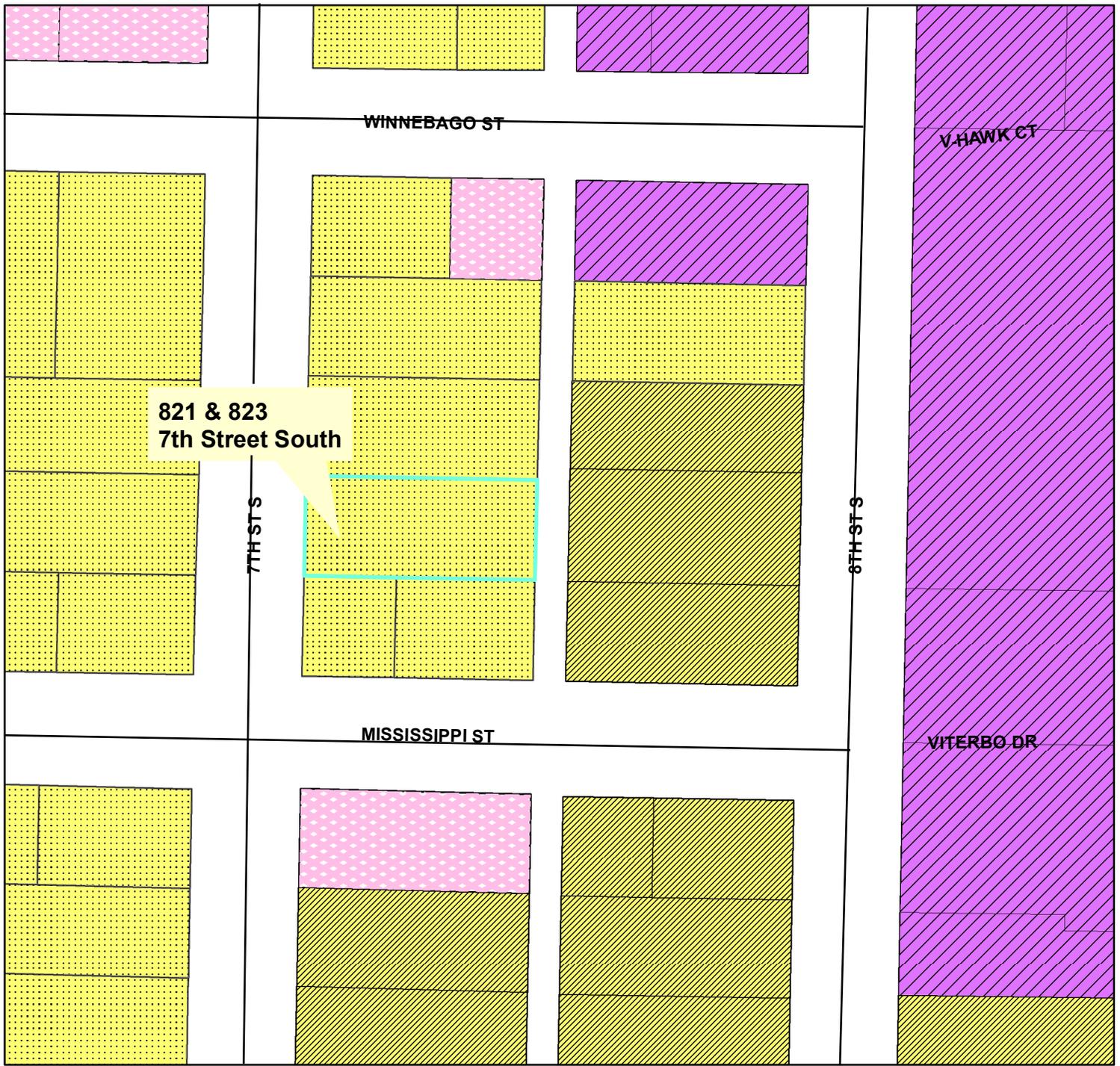


821 & 823
7th Street South

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
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





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