

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 29, 2018**

➤ **AGENDA ITEM – 17-1056 (Lewis Kuhlman)**

Resolution approving Application of Western Technical College for a Conditional Use Permit allowing for demolition of structures to create green space at 314 and 320-322 8th St. N.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

Applicant intends to raze two parcels in preparation for redeveloping the entire block for a new apprenticeship building by 2022. In the meantime, it will be grass turf. This 16,500 sq. ft. site is zoned R6 - Special Multiple and assessed at over \$337k. They were included in WTC's campus plan submitted in October 2017. Applicant cited safety and neighborhood concerns for the removal of the houses. The demolition would increase permeability, but would also eliminate stormwater absorptions of removed trees. Reducing housing within walking distance could cause indirect health and stormwater consequences due to increased likelihood of driving and need for parking.

The purpose of this CUP requirement is "to provide for compatible neighborhoods that enhance the welfare of the City, including maintaining the City's tax base." [Sec. 115-356](#) requires a statement of "the location, current use of the property, whether the structure(s) are proposed for demolition or moving, the proposed use of the vacant land, landscaping or fencing plan, any mitigation plan to offset loss of either tax base or housing opportunities, conformance with any area plan, neighborhood plan, Comprehensive Plan or master plan, and any other such information as may be required by the Common Council."

Of the 35 demolitions for green space or parking the City has permitted since record keeping on [Legislative Information Center](#), 20 have included payment for municipal services agreements (PMSA). Of the 15 that haven't, 3 were City-owned, 1 was County-owned, and 1 was airport (still City-owned). Applicant has a PMSA for the following addresses: 232 6th St N, 829 Pine St, 430 9th St N, 411 9th St N, 502-504 8th St N, 1305 Pine St, and 820 La Crosse St. It does not have a PMSA for 402 8th St N. The City Attorney and Applicant's attorney are in the process of drafting an agreement concerning payment for municipal services, payment in lieu of taxes, and conditional use permits.

➤ **GENERAL LOCATION:**

Goosetown Neighborhood, 1 block from 7th St. and 2.5 blocks from La Crosse St. as depicted in MAP 17-1056.

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

The Common Council referred this item seven times since 9/14/17.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The future land use identified for these parcels is “high-intensity office, retail, housing, entertainment, convention and public land uses, preferable in mixed-use buildings ... [and] attractive public amenities ...” Related land use objectives include redeveloping distressed areas and accommodating institutional growth.

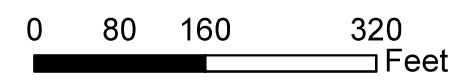
➤ **PLANNING RECOMMENDATION:**

Denial – When an applicant requests a CUP, the neighbors are only notified the first hearing. If any neighbor had an interest in this project, they would have had to follow it for over a year. It is also possible that neighboring property ownership has changed since then and the new owners would be unaware of this application. A new application would stop this cycle of referrals, be brought to the agenda when the City and WTC are ready, and notify neighbors again at the applicants expense.


























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
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-  EA - EXCLUSIVE AG
-  City Limits
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