

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 4, 2016

➤ **AGENDA ITEM – 16-0264 (Lewis Kuhlman)**

Application of Gundersen Health System for a Conditional Use Permit at 820 Farnam St. allowing for demolition of structure for use as green space.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Applicant intends to tear down the fire-damaged single residence on lot depicted in attached **MAP PC16-0264**. It is a small lot, less than 2,614 square feet, and it is zoned R4, Low Density Multiple Dwelling District. The minimum lot size per dwelling unit is 1,800 sq. ft., so this parcel could only accommodate one residence. Rather than rebuild, applicant is asking to use it for green space. While the term “green space” connotes recreation or aesthetic purpose, the aim of this green space is unclear. Applicant owns three other properties on the block (804 Farnam St., 1408 9th St. S., and 1422 9th St. S), presumably with the intention of acquiring the entire block to redevelop it. Until then, this lot will likely remain vacant. Since 2000, the applicant has applied for conditional use permits to demolish structures for parking or green space on 52 parcels, totaling nearly 5.7 acres.

➤ **GENERAL LOCATION:**

The northeast corner of Farnam Street and 9th Street.

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This application is not consistent with the 2002 comprehensive plan. The Future Land Use Map indicates that the area should be Traditional Neighborhood Development, which includes “a variety of housing unit types and densities along with small-scale retail and service businesses.” While green space for recreational or aesthetic purposes could be consistent with any land use, such a small lot is of little value.
























➤ **PLANNING RECOMMENDATION:**

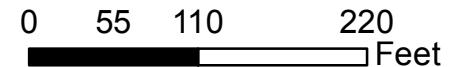
A vacant grass lot likely has less of a negative impact on the surrounding properties

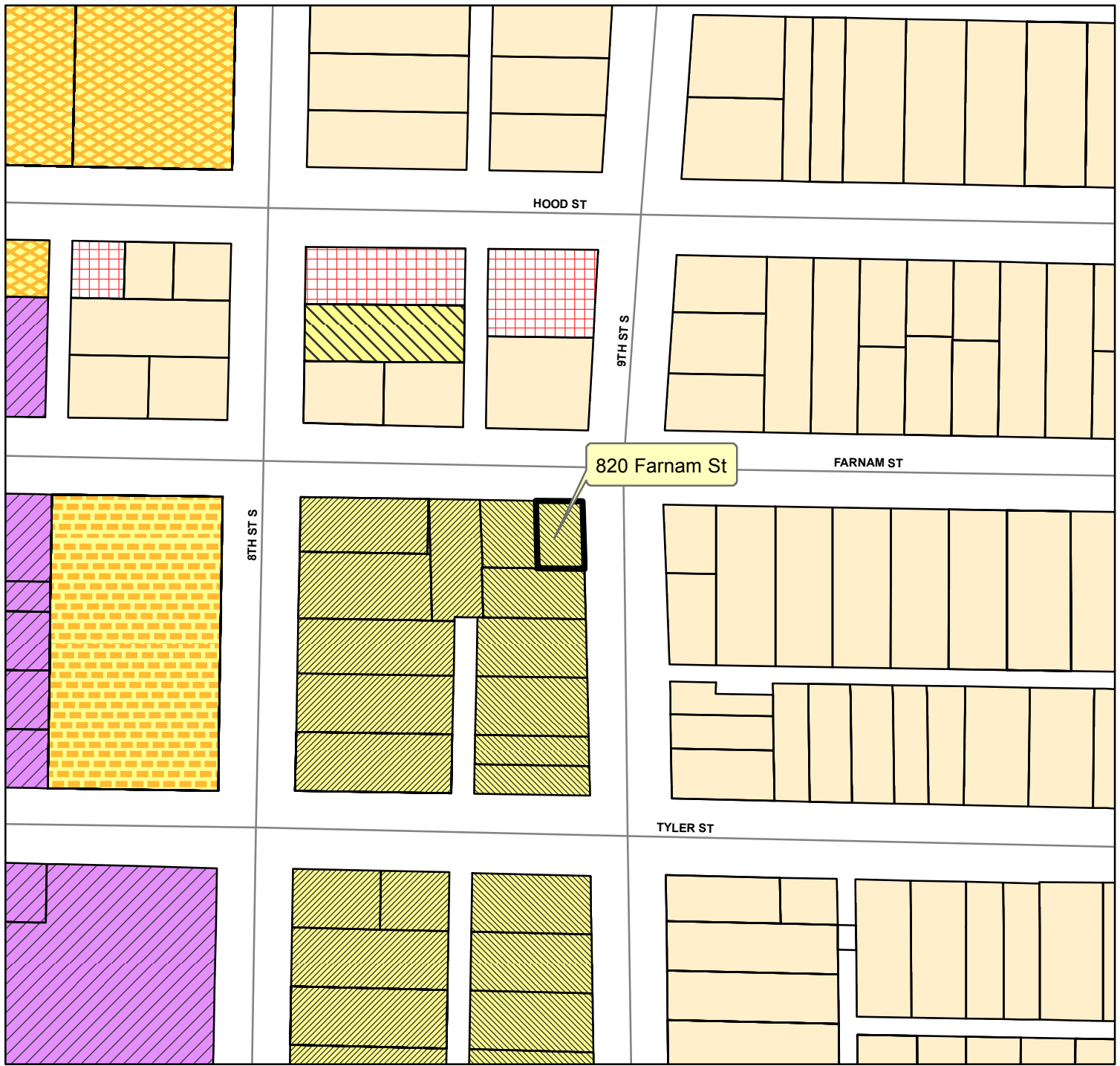
than an uninhabitable burned out house. Additionally, redevelopment of the property has much more potential for success if it were to be redeveloped as part of a larger parcel of land. While the applicant owns the parcel immediately to the south, staff assumes that those lots combined are not yet on a scale of redevelopment that the applicant has in mind. **This application is recommended for approval.**



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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