

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 3, 2018**

➤ **AGENDA ITEM – 18-1547 (Andrea Schnick)**

Application of 10th & Vine LLC for a Conditional Use Permit allowing for demolition of structure for future development at 1010 Vine Street.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

Mr. Gerrard is applying for a Conditional Use Permit under Sec. 115-356 for the demolition of at home at 1010 Vine Street so that the parcel will be used as green space. 1010 Vine is assessed at \$82,900 (Land = \$21,600, Improvements = \$61,300). 2017 taxes payment was \$2,520.32.

The applicant owns adjacent property and has previously submitted plans which have been updated since the CUP application for the adjacent parcels. The current proposed project will include a 3-story, 20 units, and 53 bedroom multi-family housing project with 53 on-site parking stalls. A CUP was approved by the Common Council on 1/12/17 for the demolition of 234 10th St N and on 3/8/18 for the demolition of 1002-1004-1006-1008 Vine Street and 1016-1018-1020 Vine Street.

This project will be subject to further review through the Multi-Family Design Review Committee. Staff suggests exploring the options of parking for the site such as underground and tuck-under parking.

➤ **GENERAL LOCATION:**

1010 Vine St. in Goosetown Neighborhood, 3 blocks west of UW-L campus.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Lane Use map calls for Traditional Neighborhood Development on this block, which would include multi-family housing.

➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval of this conditional use permit, provided the applicant makes a payment in lieu of taxes (PILOT) for the properties until the redevelopment goes forward. The PILOT agreement must be signed before the December 13, 2018 Council meeting.

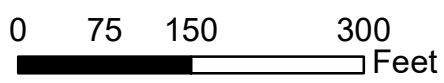
Recommendations for conditions of approval include:

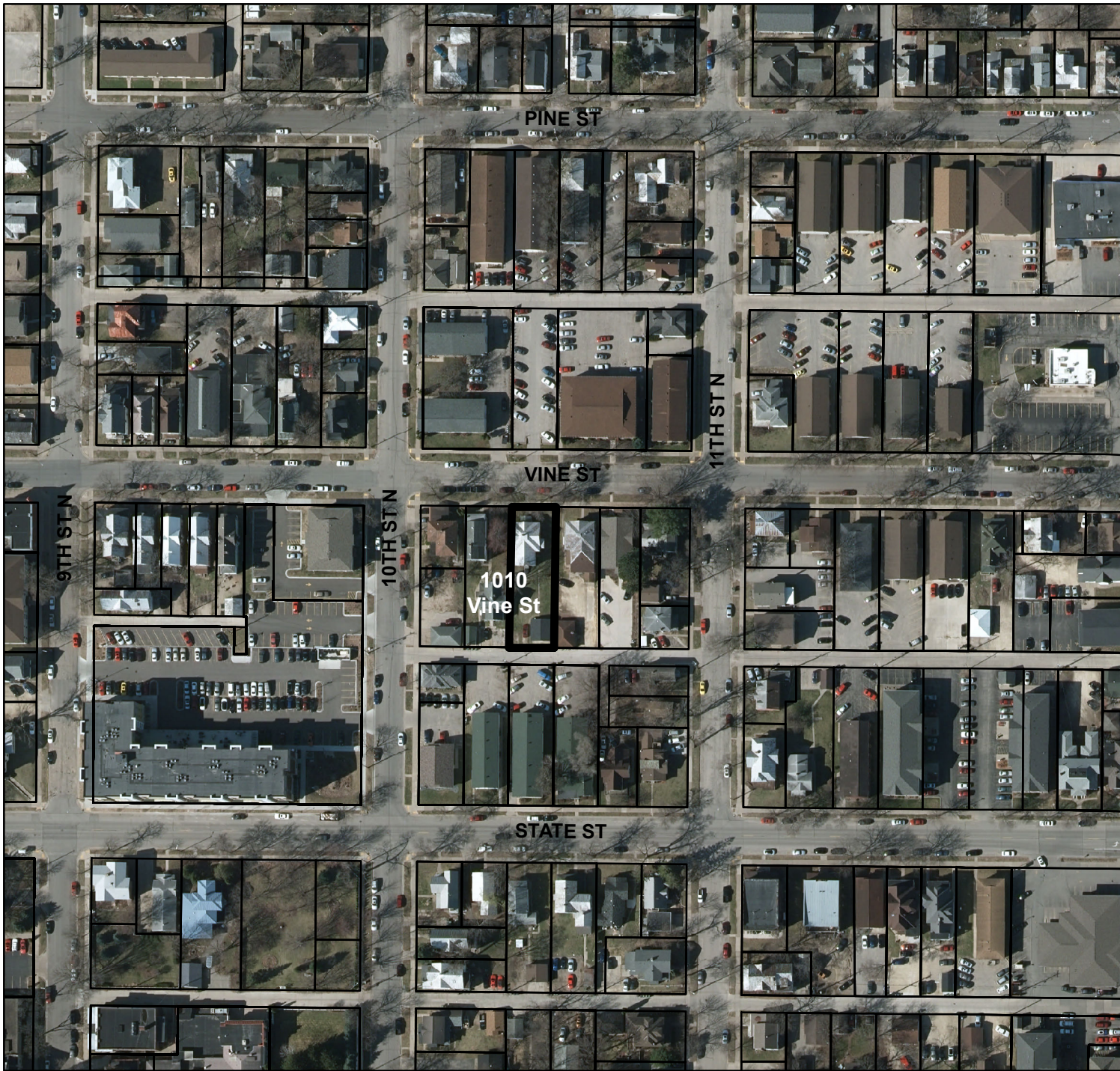
- Mr. Gerrard agrees to contact Habitat Restore so that they can remove any items Habitat Restore finds suitable for donation.
- Address feasibility of underground or ground-level indoor parking for design review process as the City encourages indoor parking where feasible in order to limit impermeable surfaces, ease stormwater impacts and more efficient use of development/land area.


























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
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- City Limits
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