

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 26, 2018**

➤ **AGENDA ITEM – 18-0192 (Andrea Schnick)**

Application of Peter Gerrard dba Gerrard Corporation for a Conditional Use Permit allowing for demolition of structures for future development at 1002-1004-1006-1008 Vine Street and 1016-1018-1020 Vine Street.

➤ **ROUTING:** J&A, Public Hearing 2/27/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

Mr. Gerrard would be applying for a Conditional Use Permit for the demolition of two single family homes at 1008 and 1016 Vine Street. The 1008 Vine St property would come down in Summer 2018 and the 1016 Vine St. later as plans for development progress. With and land improvements, 1008 Vine is assessed at \$204,600 and 1016 Vine is assessed at \$140,600 for a combined assessed value of \$345,200.

The applicant owns adjacent property and plans to assemble last to develop a 4-story, 30 unit/78 bedroom multi-family housing project with 78 parking stalls. A CUP was approved by the Common Council on 1/12/17 for the demolition of 234 10th St N.

➤ **GENERAL LOCATION:**

1008 Vine St. and 1016 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 March 8, 2018 Council meetings.

Conditions of recommendation of approval are:

- Mr. Gerrard has agreed to contact Habitat Restore so that they can remove any items Habitat Restore finds suitable for donation.
- The property will remain green space, stabilized by turf, until redevelopment occurs and will not be used as parking.
- Mr. Gerrard will meet with the Planning Department in advance of further architecture development to discuss design review standards.