

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 28, 2016**

➤ **AGENDA ITEM – 16-1111 (Andrea Schnick)**

Application of Gundersen/City of La Crosse Neighborhood Development Corp. for a Conditional Use Permit to demolish structures allowing green space at 512-514 Farnam St.

➤ **ROUTING:** J&A Committee, Public Hearing 11/29/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Gundersen/City of La Crosse Neighborhood Development Corp. is planning to demolish the condemned and vacant duplex and use it for green space until the site is redeveloped in the next 2 years.

➤ **GENERAL LOCATION:**

512-514 Farnam St. See attached **MAP PC16-1111.**

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan encourages Gundersen to have a Master Plan for their neighborhood development. The future development of this site is one of the goals of the TID 14 creation, the Joint Neighborhood Plan and the Development Agreement between the City of La Crosse and Gundersen Health System.

➤ **PLANNING RECOMMENDATION:**

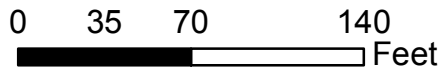
Gundersen/City of La Crosse Neighborhood Development Corp. plans to redevelop this site in the next 2 years. They have agreed to the stipulation that if a structure of equal or greater value is not construction in the next two years they will be subject to a forfeiture of up to \$5,000 per day. **Planning staff recommends approval of this conditional use permit, provided the applicant makes a payment in lieu of taxes (PILOT) for the property until the redevelopment goes forward.**



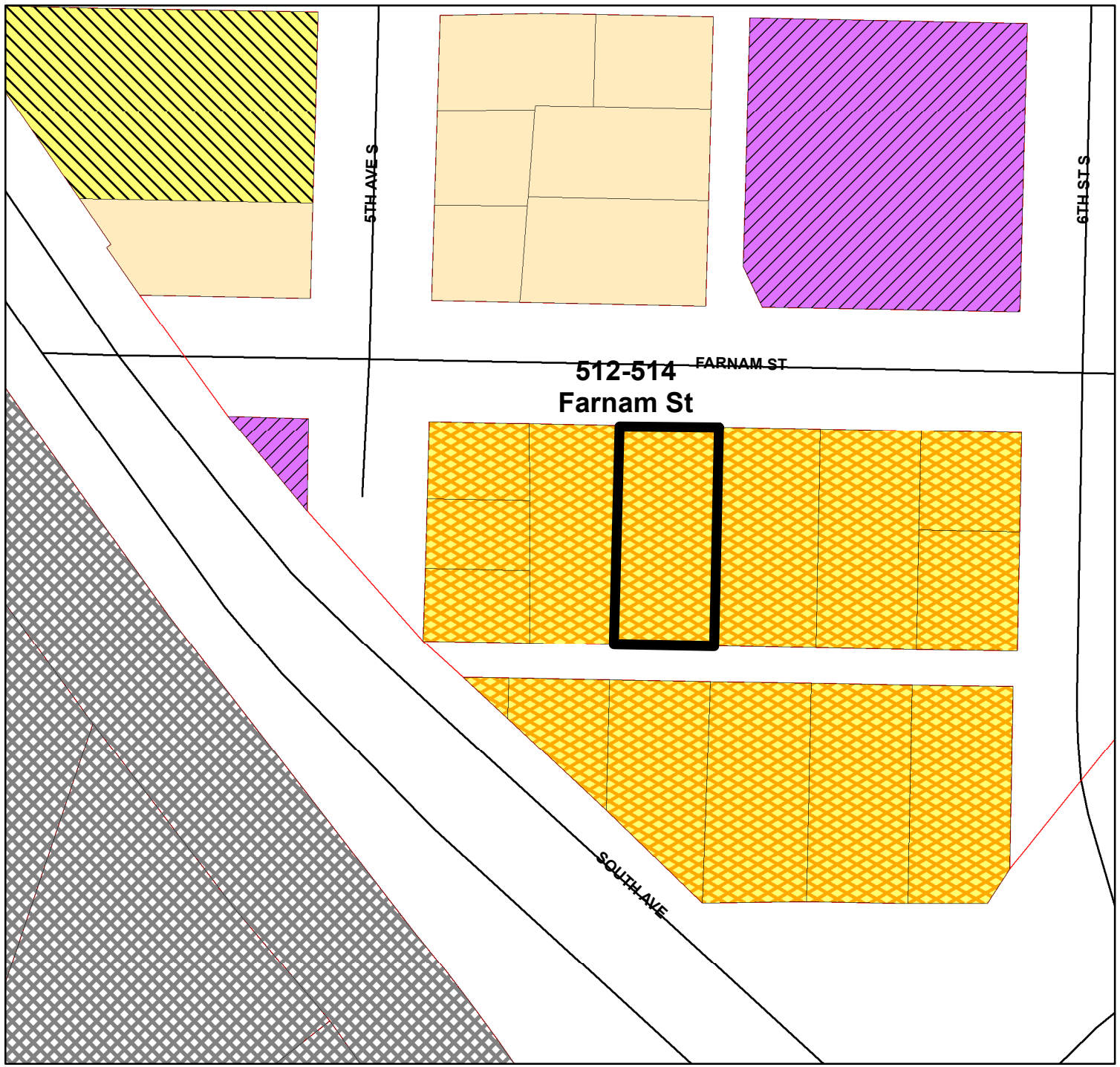
## BASIC ZONING DISTRICTS

	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
	SUBJECT PROPERTY









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