

Mr. Jason Gilman AICP
Director of Planning and Development
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601



September 8, 2017

Mr. Gilman,

During the September 5th Planning Commission, the Planning Department recommended against approving Western Technical College's request for a Conditional Use Permit for the 320-322 8th Street North and 314 8th Street North. In discussing this matter with Assistant Planner Lewis Kuhlman, four conditions were cited from Section 115-356 in Article VI of Chapter 115 which needed to be met. Specifically they are:

- 1-"landscaping or fencing plan"
- 2-"any mitigation plan to offset loss of either tax base **OR** housing opportunities"
- 3-"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"

In review of these requirements, Western Technical College response is:

- 1-As timed best with the weather, to establish and maintain the area as turf, as like other areas on campus.
- 2-As when Western took possession of the property there were no tenants and therefore no mitigation plan for the loss of housing opportunities. Western Technical College would like to further discuss the plan for tax loss mitigation.
- 3-As these properties are currently outside the approved campus boundaries, Western has submitted a revised campus boundary which is on the City Council October agenda to review and approve.

Western Technical College believes that the current condition of the structures and the responses above meet the requirements of cited at the September 5th Planning Commission and therefore ask for the Planning Departments' recommendation for approving the conditional use permit.

Thank you for consideration of this matter. Please don't hesitate to contact me with any questions/comments at 608-785-9120 or at mchenryj@westerntc.edu.

Sincerely,

Jay D. McHenry
Director of Facilities
Western Technical College
400 7th Street North
La Crosse, WI 54601