

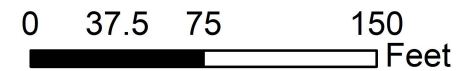
**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 2, 2020**

- **AGENDA ITEM – 20-0272 (Lewis Kuhlman)**
Application of School House Properties LLC for a Conditional Use Permit allowing demolition of structure for green space at 417 West Ave. N.
- **ROUTING:** CPC 3/2/2020; J&A 3/3/2020
- **BACKGROUND INFORMATION:**
The parcel is zoned C1- Local Business and currently has a single-unit home valued at \$44,100 . The application cites only the owner’s intent to create green space, but judging by the parcel map attached to the application, it is likely that the owner intends to combine adjacent lots to build a larger multi-unit residential building. Applicant likely intends to demolish the structure, landscape with turf grass, and leave the lot vacant until they are ready to redevelop it. The surrounding neighborhood is a mix of multi-unit housing, small/medium scale businesses, and post-secondary education buildings. Goose Green Park is about four blocks away, and Lueth Park is about 3 blocks away.
- **GENERAL LOCATION:**
Downtown Neighborhood, west side of 12th St, a block and a half south of La Crosse St. as depicted in Map 20-0271.
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
N/A
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The Future Land Use Map identifies this parcel as High Intensity Retail, Office or Housing, which expects a residential density of ten units per acre, mixed uses, and shared or public open spaces.
- **PLANNING RECOMMENDATION:**
Approval on the condition that applicant completes a payment for municipal services agreement (PMSA).

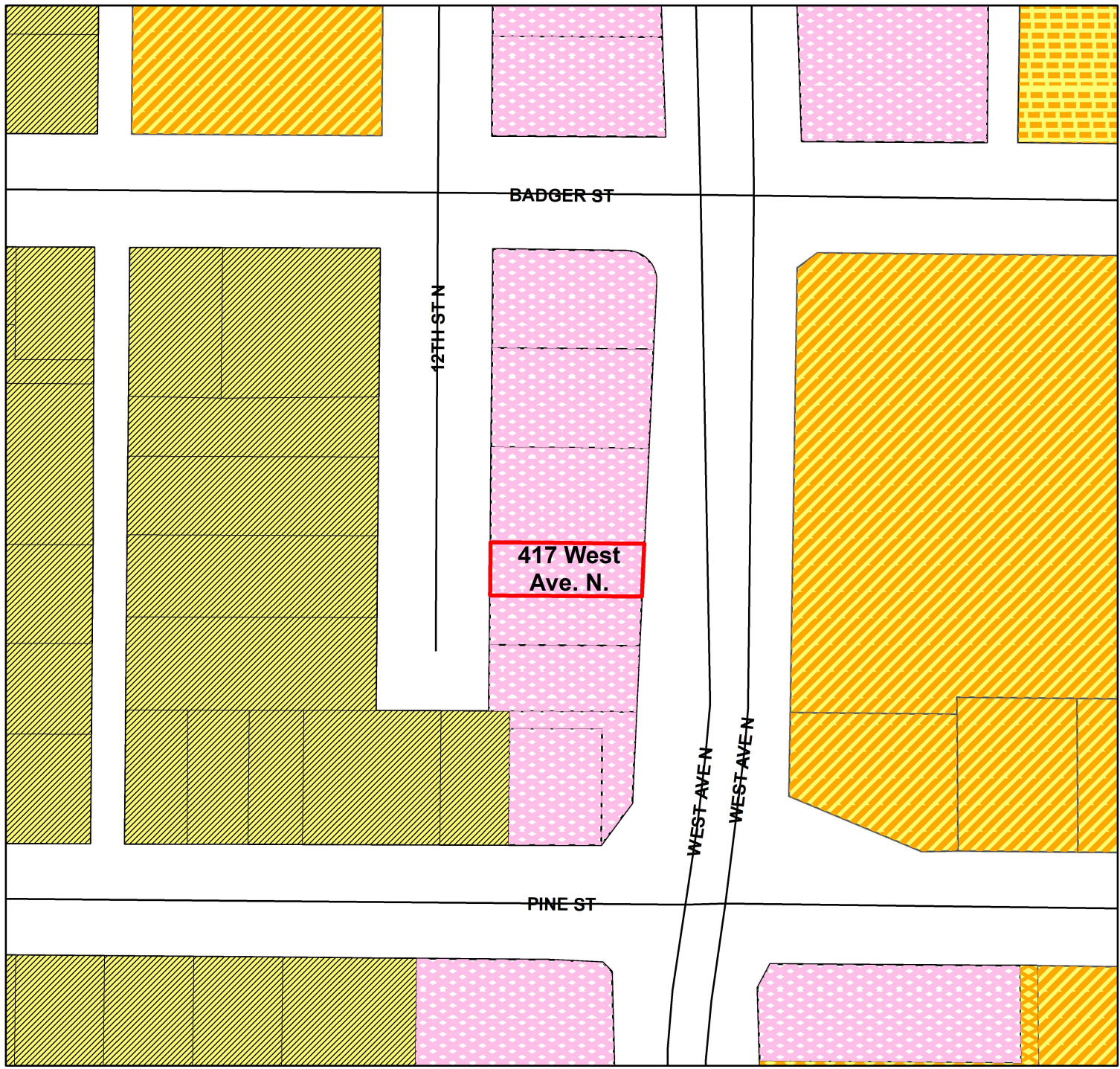


BASIC ZONING DISTRICTS

-  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

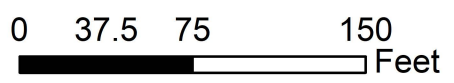


PC20-0272



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