

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 28, 2021**

Ø **AGENDA ITEM – 21-0851 (Jack Zabrowski)**

Application of La Cro Products, Inc. for a Conditional Use Permit at 1636 Liberty St. allowing for removal of structure and creation of parking or green space with the intent to build/add on to current business.

Ø **ROUTING:** J&A 6.29.21

Ø **BACKGROUND INFORMATION:**

The applicant (La Cro Products, Inc) is requesting a Conditional Use Permit in order to demolish the house and detached garage depicted on attached MAP PC21-0851. The property is currently zoned C2 – Commercial. The applicant has stated that they may use the property for green space, additional surface parking, or future expansion of their building located immediately to the north. The parcel and existing home are not located in the floodplain.

The home, last sold in 2009, is a one-story cape cod built in 1873 and is in good condition and currently owned by Victor W Snider. The land and home assessed in 2019 at; \$13,000 and \$78,100 respectively, for a total value of \$91,100. Total taxes paid in 2020 was \$2,088.34

An Order to Correct was issued for the detached garage.

La Crosse Municipal Code Section 115-342(3)(a) Conditional Use Permit – Approval; states, “No application for a conditional use shall be recommended, approved, or granted by the City Plan Commission unless the Commission shall find all of the following: a. Useis consistent with adopted plans of the City;”

Ø **GENERAL LOCATION:**

165 feet south the intersection of Rublee St. and Liberty St., directly adjacent to south of the La Cro Products Inc. building.

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

N/A

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map of our Comprehensive Plan depicts 1636 Liberty St. to be Single Family Housing. Demolition of the existing single-family home for green space parking or building expansion would not be consistent with our Comprehensive Plan. The following quotes were taken directly from Confluence our Comprehensive Plan:

- “Revitalize traditional neighborhoods and protect and improve single family

- housing.”
- “The City recognizes the need to protect and maintain areas of single-family housing to meet market demand for stable residential neighborhoods.”
 - “Single Family Housing: The City should actively support and create incentives for housing rehabilitation in order to improve the quality and quantity of single-family homes in La Crosse.”

Ø **PLANNING RECOMMENDATION:**

The proposed rezoning is not consistent with the Comprehensive Plan as this parcel is depicted for single family homes. Additionally, the applicant has no clear plan for what they want to do with the parcel and a single-family home, in good condition, and not located in the floodplain on the northside of La Crosse is too valuable to demolish. **The item is recommended for denial**

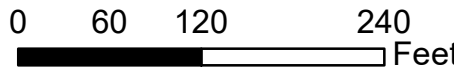
Should the City Plan Commission, Judiciary and Administration Committee, or Common Council move to approve this item it is recommended that it is approved with the condition that a PILOT Agreement be established on the property.

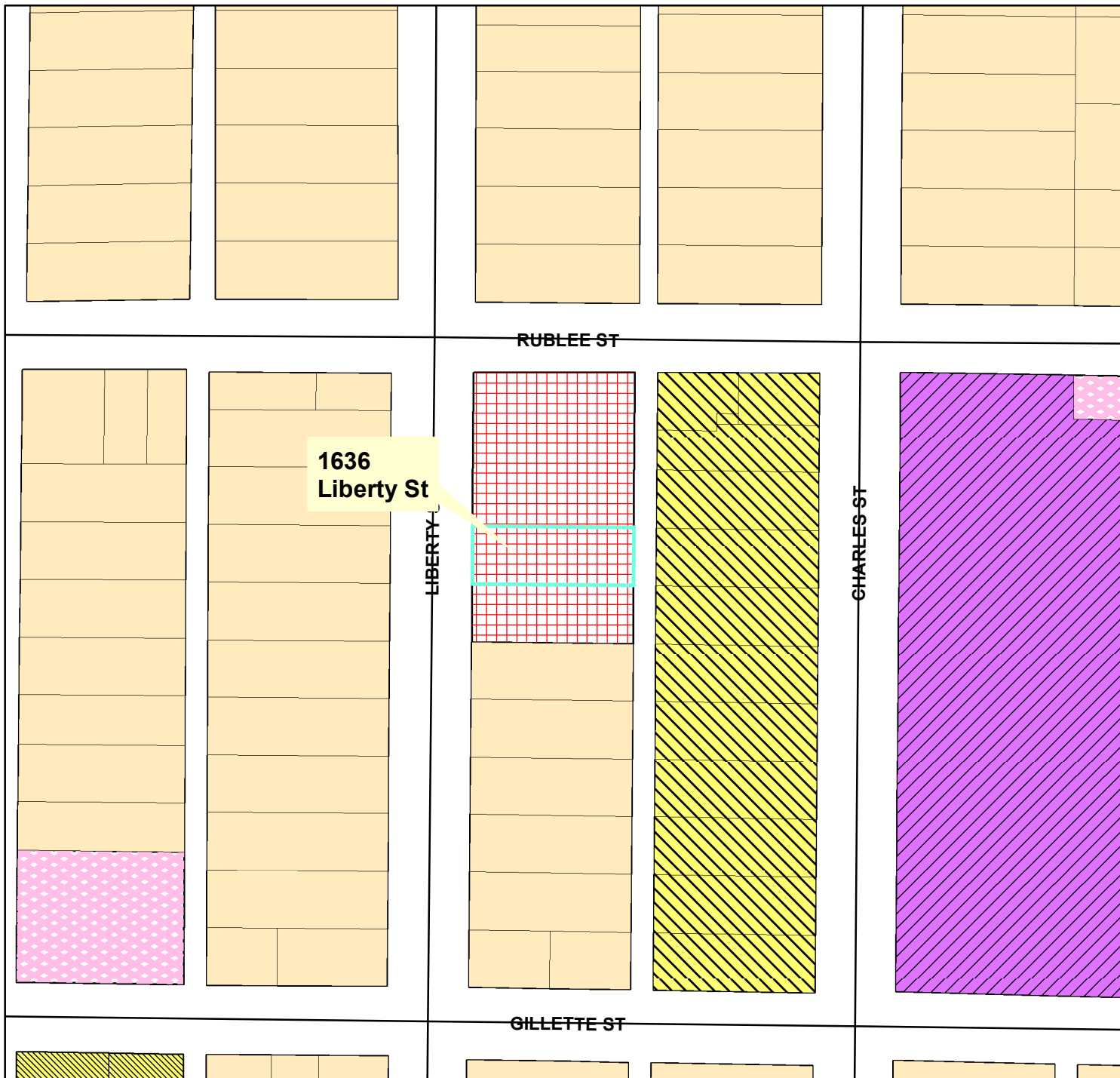


1636
Liberty St

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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