



PLANNING AND DEVELOPMENT

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June 8, 2017

Memo

To: City of La Crosse Common Council, Mayor Kabat
From: Jason Gilman, AICP, Director of Planning and Development
RE: Olson Petition for Rezoning at 225-227 and 231 21st Street North
C: Mr. David Olson

Dear Mayor Kabat and Council Members:

I'd like to offer a few comments in response to Mr. Olson's letter of June 4, 2017 regarding his rezoning petition at the above stated addresses.

1. Mr. Olson's representation of the comprehensive plan land use designation between his request and Mr. Wanders alleges that Mr. Wanders proposal should have been recommended for denial as the plan indicates the southwest corner of the block of Mr. Wander's site as R-1 Residential. The Planning Department occasionally is faced with these "borderline" areas of land use guidance in the plan. The fact that Mr. Wanders site is predominantly shown as high intensity residential is important to our decision as the plan is not intended to be a specific site plan of land use regulation, but rather a guide to general land use patterns. Mr. Olson also indicates this designation as the "primary" reason for denial. The Planning Department's report to the Planning Commission focused more on the fact that Mr. Olson had not established a clear direction for his request through a site plan, or a general development plan as suggested by the State's Model Ordinance.
2. Mr. Olson has indicated in his letter the Planning Department should have informed him of the advantage of having more detail. Our Senior Planner Tim Acklin conveyed to Mr. Olson at the time of application that more detail in his application was warranted. While I believe Mr. Olsons's intentions are good in revitalizing a non-conforming structure, I have serious concerns about due process in approving a rezoning application that establishes a right to use the land for the intended use (as applied for), when the public does not know what he is going to build. While the model State TND ordinance is established as guidance in the City's code, it is important that applicants provide enough information both to the public and the City to establish a record of the rezoning.
3. The last point indicates that the Planning Department was in err not indicating Mr. Olson had met with Neighbors. While our report for the Wanders application indicated there was a neighborhood meeting held, this space on the Planning Commission report is generally reserved for actions by official committees of the City, however, the department should have noted Mr. Olson had attended a neighborhood meeting, for informational purposes.

Thank you for your consideration.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
LEWIS KUHLMAN, AICP, ASSOCIATE PLANNER - COMMUNITY DEVELOPMENT
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER
SARA OLSON, CLERK STENO

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN
KEVIN CLEMENTS, HOUSING SPECIALIST
ALAN PAULSON, HOUSING REHABILITATION SPECIALIST