

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
July 2, 2018**

➤ **AGENDA ITEM – 18-0849 (Lewis Kuhlman)**

Application of Impact Seven, Inc. for a Conditional Use Permit allowing demolition of structures for green space at 901 George St. and 1109 St. James St.

➤ **ROUTING:** J&A, Public Hearing 7/3/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The total area of the two parcels is 18,950 sq. ft. and the total assessed value of the improvements is \$84,400. They are in the Planned Development District (PD) and the Floodfringe Overlay District (FF). The lowest adjacent grades to the buildings on the lots range from five to seven feet below the base flood elevation (BFE). In June 2018, the Common Council adopted a resolution for a land swap with the applicant who had reconsidered its plan to develop these parcels. Applicant intends to demolish the two homes, leave the two garages, and expand the adjacent community garden.

➤ **GENERAL LOCATION:**

Lower North Side and Deport Neighborhood, north of St. James St. just east of George St. as depicted in MAP 18-0849

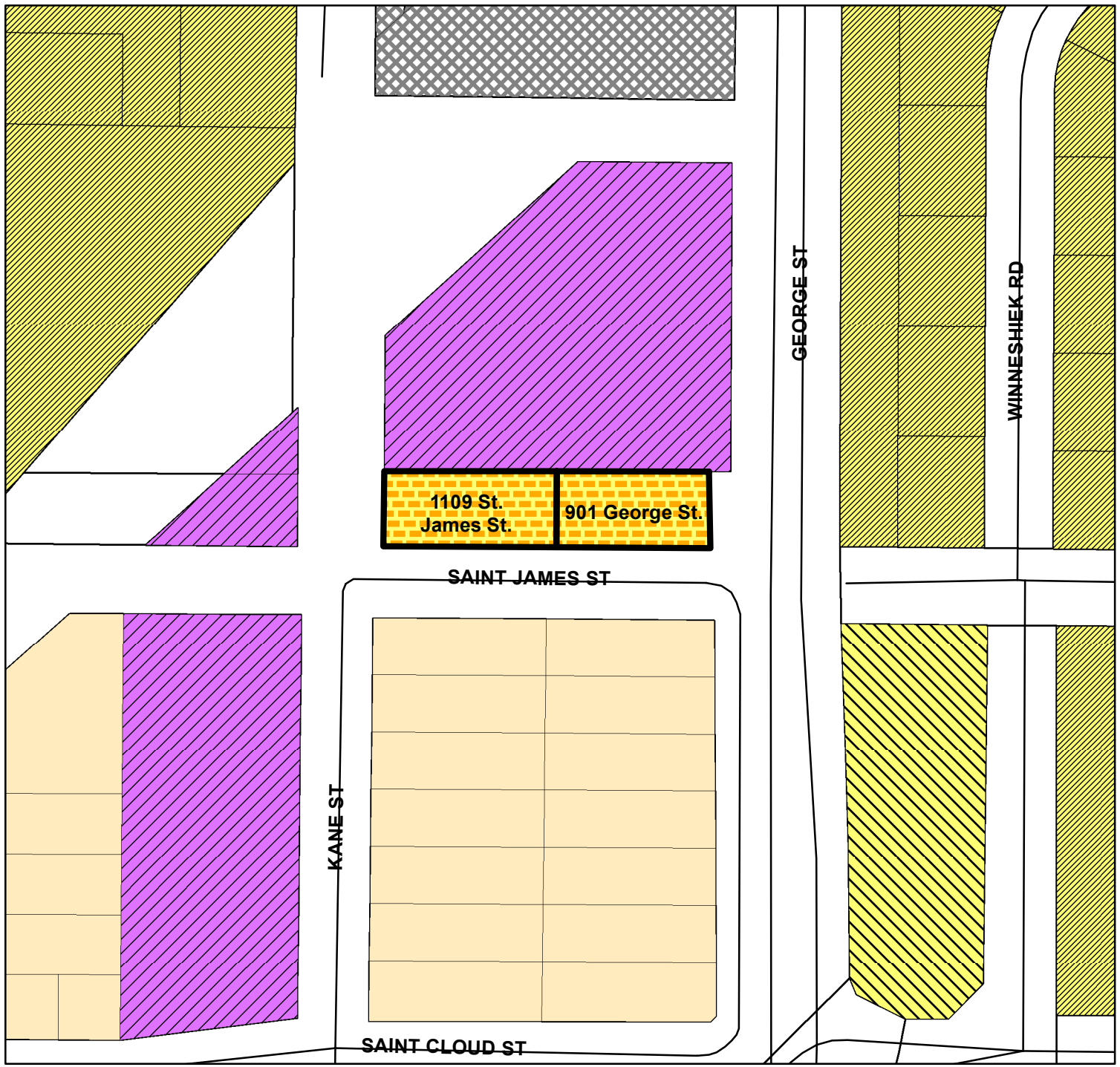
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map has identified the parcels for Low / Medium Density Housing. This application addresses a land use objective to establish a balance between the built and natural environment.

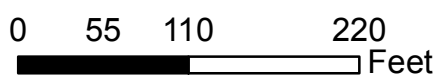
➤ **PLANNING RECOMMENDATION:**

**Approval with the condition that the garages may remain only as long as they are being used for the community garden** – These parcels are among the lowest lying in the floodplain and could be very costly to redevelop. Given that the removal of the buildings may help reduce the risk of flood damage to the community, staff is not requiring a payment for municipal services.


























## 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
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- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
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