

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 4, 2017**

➤ **AGENDA ITEM – 17-1056 (Lewis Kuhlman)**

Resolution approving Application of Western Technical College for a Conditional Use Permit allowing for demolition of structures to create green space at 314 and 320-322 8th St. N.

➤ **ROUTING:**

➤ **BACKGROUND INFORMATION:**

The purpose of this CUP requirement is “to provide for compatible neighborhoods that enhance the welfare of the City, including maintaining the City's tax base.” This 16,500 sq. ft. site is zoned R6 - Special Multiple and assessed at over \$300k. WTC updated their campus plan in October to include the parcels and cited safety and neighborhood concerns for the removal of the houses. Grass turf will replace demolished homes until a WTC facility can be relocated to the site. The demolition would increase permeability, but would also eliminate stormwater absorptions of removed trees. Reducing housing within walking distance could cause indirect health and stormwater consequences due to increased likelihood of driving and need for parking.

Of the 35 demolitions for green space or parking the City has permitted since staff started using the Legislative Information Center, 20 have included payment for municipal services agreements (PMSA). Of the 15 that haven't, 3 were City-owned, 1 was County-owned, and 1 was airport (still City-owned). WTC has a PMSA for File #[13-0027](#), but not for File #[14-0180](#). The City Attorney also has PMSAs for 829 Pine St, 430 9th St N, 411 9th St N, 502-504 8th St N, 1305 Pine St, and 820 La Crosse St. The PMSA for these parcels has not been signed as of 11/29/2017.

➤ **GENERAL LOCATION:**

Goosetown Neighborhood, 1 block from 7th St. and 2.5 blocks from La Crosse St. as depicted in MAP 17-1056.

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

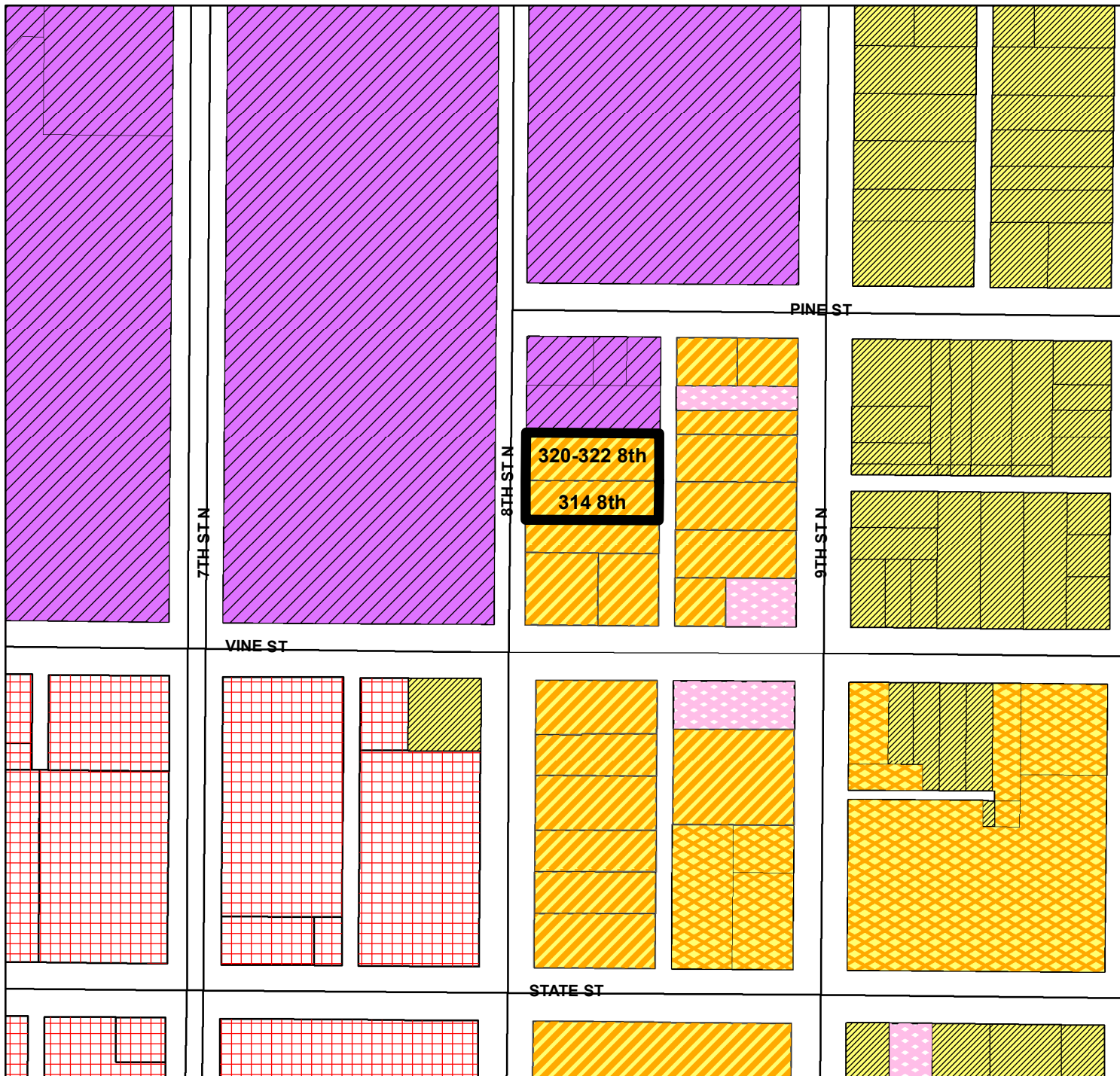
Initially referred 60 days until campus master plan was adopted; referred again since PMSA was not completed.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use identified for these parcels is “high-intensity office, retail, housing, entertainment, convention and public land uses, preferable in mixed-use buildings ... [and] attractive public amenities ...” Related land use objectives include redeveloping distressed areas and accommodating institutional growth.

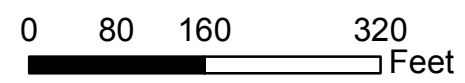
➤ **PLANNING RECOMMENDATION:**

Approval on condition of a signed payment for municipal services agreement to last as long as the parcels are undeveloped – Western has similar agreements in place for other parcels. A temporary agreement will hopefully encourage the more rapid redevelopment of the site while also acknowledging that the original location of the relocated facility will likely be added back to the tax roll.



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





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