

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

➤ **AGENDA ITEM – 18-0362 (Andrea Schnick)**

Application of Kwik Trip, Inc. for a Conditional Use Permit allowing demolition of structure for green space at 1003 Losey Blvd. S.

➤ **ROUTING:** J&A, Public Hearing 4/3/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

1003 Losey Blvd. S. is owned by Kwik Trip. They had been renting the house to a non-profit but it has been vacant for the past year. They would like to demolish the house to create green space for the neighboring convenience store. According to the applicant, it could be costly to make the necessary fixes to be able to sell the home. Kwik Trip is also asking that the City not require a Payment in Lieu of Taxes (PILOT) due to their investment in their La Crosse headquarters campus.

The land is assessed at \$20,000 and the building improvement is assessed at \$120,700 for a total assessment of \$140,700. The house to the south is assessed at \$146,200.

According to the Fire Prevention & Building Safety Department, there are no open orders to correct. The home was re-roofed in 2015, a rescue platform was added in 2016, and upgraded electrical services in 2013.

Staff reached out to Kwik Trip to understand their long-term plan for the site and to discuss alternative options besides tearing down the home. During two separate conversations it was learned there are no future development plans for the site other than to provide an amenity to the customers. The house has not been evaluated by a real estate profession to see if selling it as-is is an option. The owner stated they may be open to this if the CUP is denied.

➤ **GENERAL LOCATION:**

1003 Losey Blvd. S., Bluffside Neighborhood Association

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

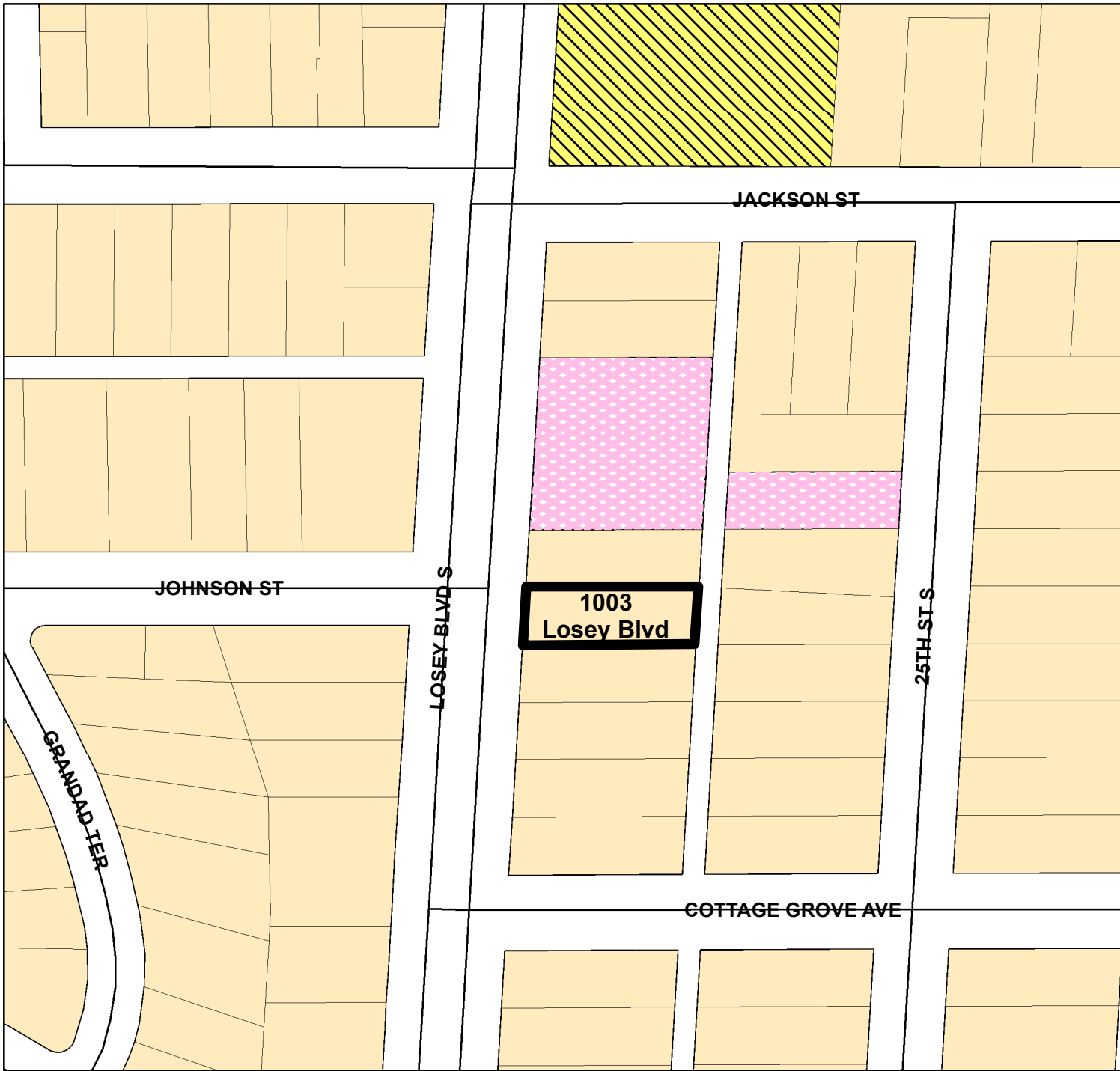
The future land use map of this parcel is depicted as R-1 Single Family Residential. Green space is a permitted use in R-1. In this situation the green space would be an amenity to a commercial use, especially with the fence separating the properties.

➤ **PLANNING RECOMMENDATION:**

Planning staff recommends denial of this application on the basis of the Comprehensive Plan recommendations and the conversion of this property from residential to a quasi-commercial use and the City's demand for affordable urban family housing.

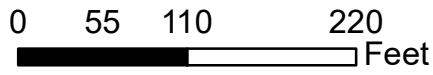
Through various roundtables and conversations in the community, it is understood there is a shortage of single-family homes in the City and especially for a demand in this price range. According to a local real estate professional, homes in this price range under \$200,000 are selling in less than 30 days.

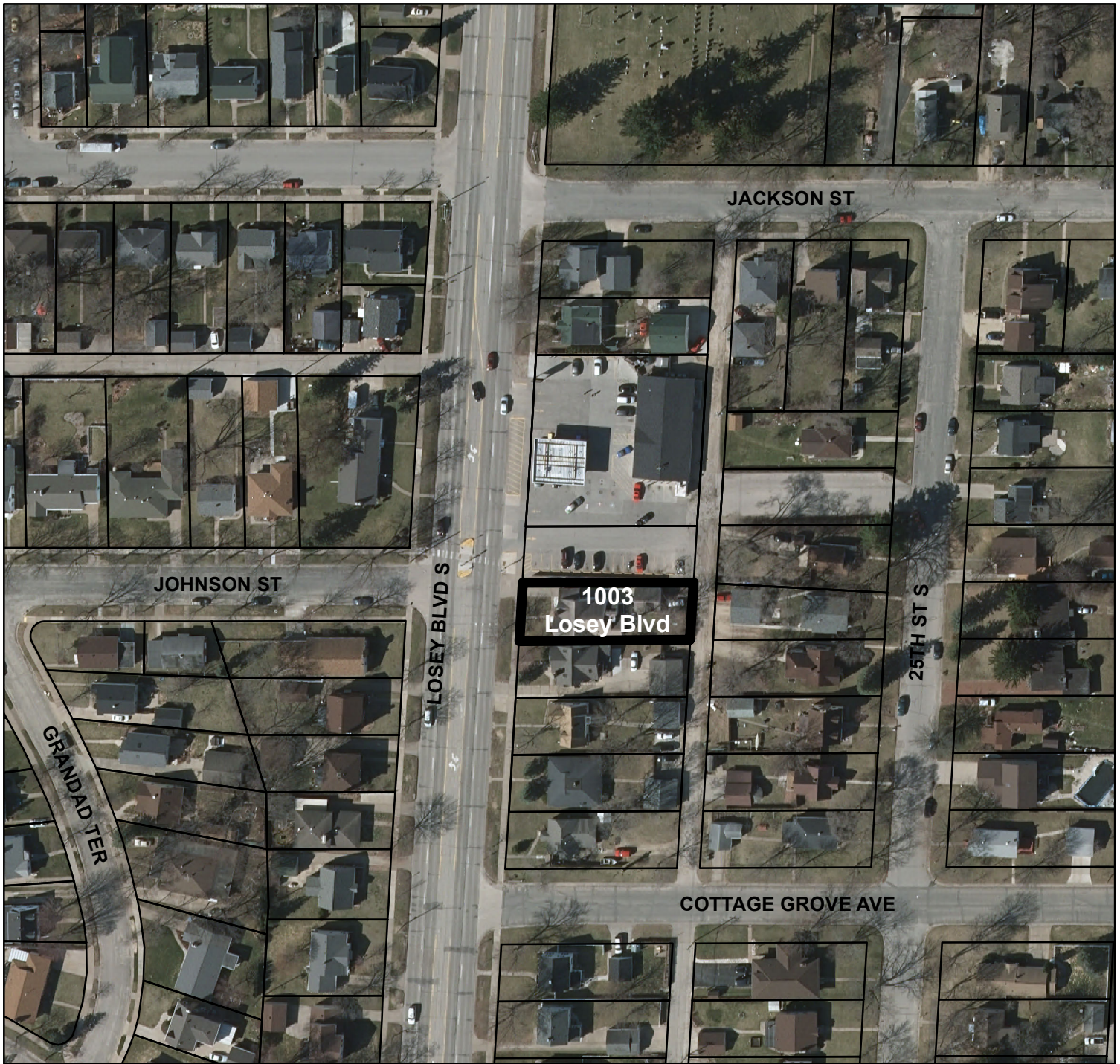
If the Plan Commission approves the CUP, planning staff recommends a PILOT be signed prior to the April 12, 2018 Common Council meeting, to be consistent with the requirement for other conditional use permits.



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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