

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 28, 2016**

➤ **AGENDA ITEM – 16-1096 (Lewis Kuhlman)**

Application of Immanuel Lutheran Church for a Conditional Use Permit to demolish structure allowing for green space at 1118 Avon Street.

➤ **ROUTING:** J&A Committee, Public Hearing 11/29/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Applicant wants to demolish a single-story house on this 8,276 sq. ft. parcel in the R1 District. The house had been occupied by church staff up to a few months ago and is rundown. The church intends to combine lots expand in a year or two, but has not created plans yet. The application did not include a landscape or fencing plan, but the note to “leave it empty” may imply just sodding. No neighbors have contacted the department to request a privacy fence as of this writing. For information on the requirements for this CUP, go to [Sec. 115-356](#) of the Code of Ordinances.

➤ **GENERAL LOCATION:**

Lower Northside–Depot N’hood, 1.5 blocks off Clinton St., as depicted in Map 16-1096.

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

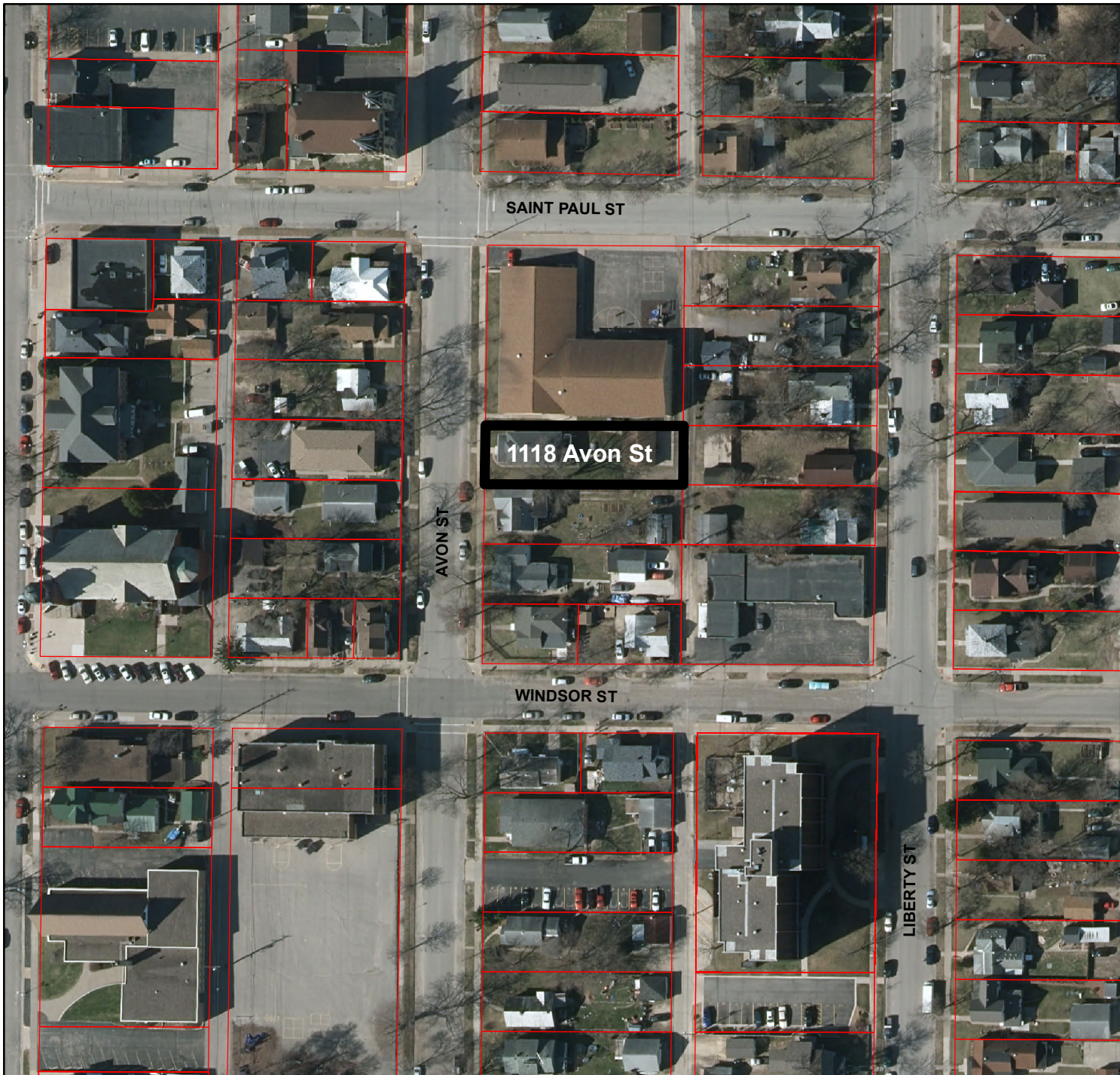
None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The Future Land Use Map shows this parcel as Single Family Housing, which “allows for neighborhood public and institutional uses such as churches, schools, and parks.” The church’s expansion may support an objective for targeted redevelopment, but demolition could go against objectives to maintain traditional urban character and stem property deterioration, which encourage building rehabilitation.


➤ **PLANNING RECOMMENDATION:**

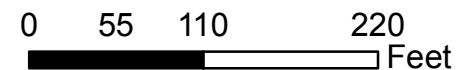
Planning staff recommends approval of this conditional use permit, provided the applicant makes a payment in lieu of taxes (PILOT) for the property until the church expansion goes forward. Staff recommends applicant clarifies landscape plans, if any, at the meeting as well.

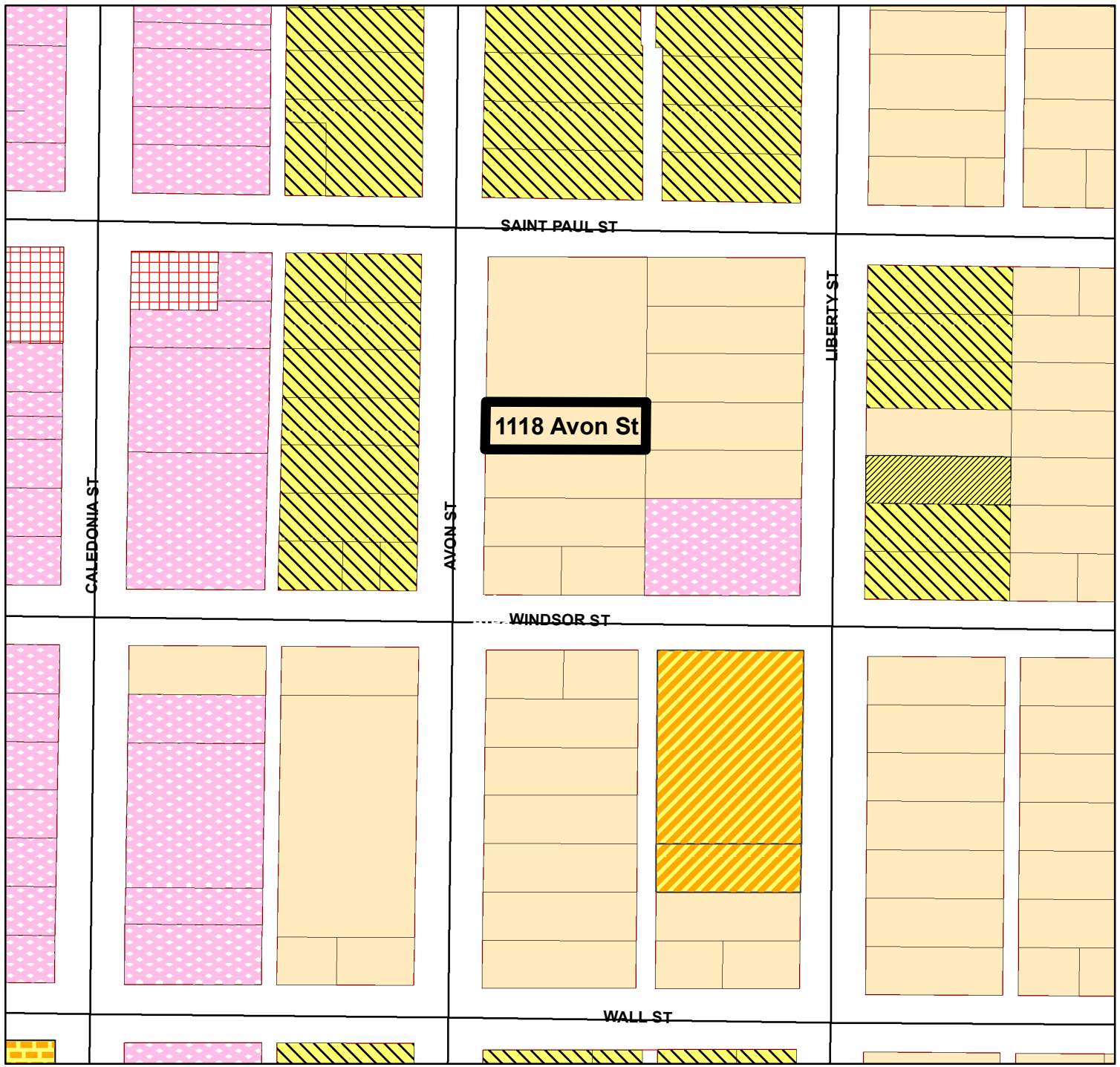


BASIC ZONING DISTRICTS

	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
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