

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 30, 2021**

Ø **AGENDA ITEM – 21-1083 (Lewis Kuhlman)**

Application of Desmond Investments II LLC for a Conditional Use Permit at 318 7th St S allowing for removal of structure for green space until redeveloped.

Ø **ROUTING:** J&A 8.31.21

Ø **BACKGROUND INFORMATION:**

The applicant intends to demolish a vacant residential structure in preparation for redevelopment. The residence does not have electric or water service, and has been vacant for the last five years due to poor conditions. The landscaping will just be turf grass. In two to three years, the new development is proposed to be a mix of five retail units and eight apartments with lower-level parking. This redevelopment would require a rezoning and meeting the commercial and/or residential design standards in the Municipal Code.

Ø **GENERAL LOCATION:**

Council District 9, Washburn Neighborhood, 4 parcels south of Cass St. on the west side of 7th St., as depicted in attached **MAP PC21-1083**. It is adjacent to commercial-zoned parking lot, vacant lot, a dry cleaning and textile service, and auto service center. It is across the street from a large multi-unit residence.

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

None. However, the Common Council approved the demolition of the applicant's property at 312-316 7th St S in 2016.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows this parcel as Downtown. This land use category allows and promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings. This application may support land use objectives for targeted redevelopment, downtown revitalization, and maintaining urban neighborhood character.

Ø **PLANNING RECOMMENDATION:**

Approval with the condition that the applicant completes a Payment for Municipal Services Agreement (PMSA) before receiving a demolition permit. The building is vacant and the applicant intends to combine it with adjacent parcels to redevelop in two to three years.

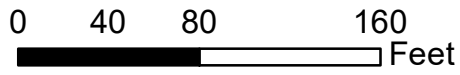


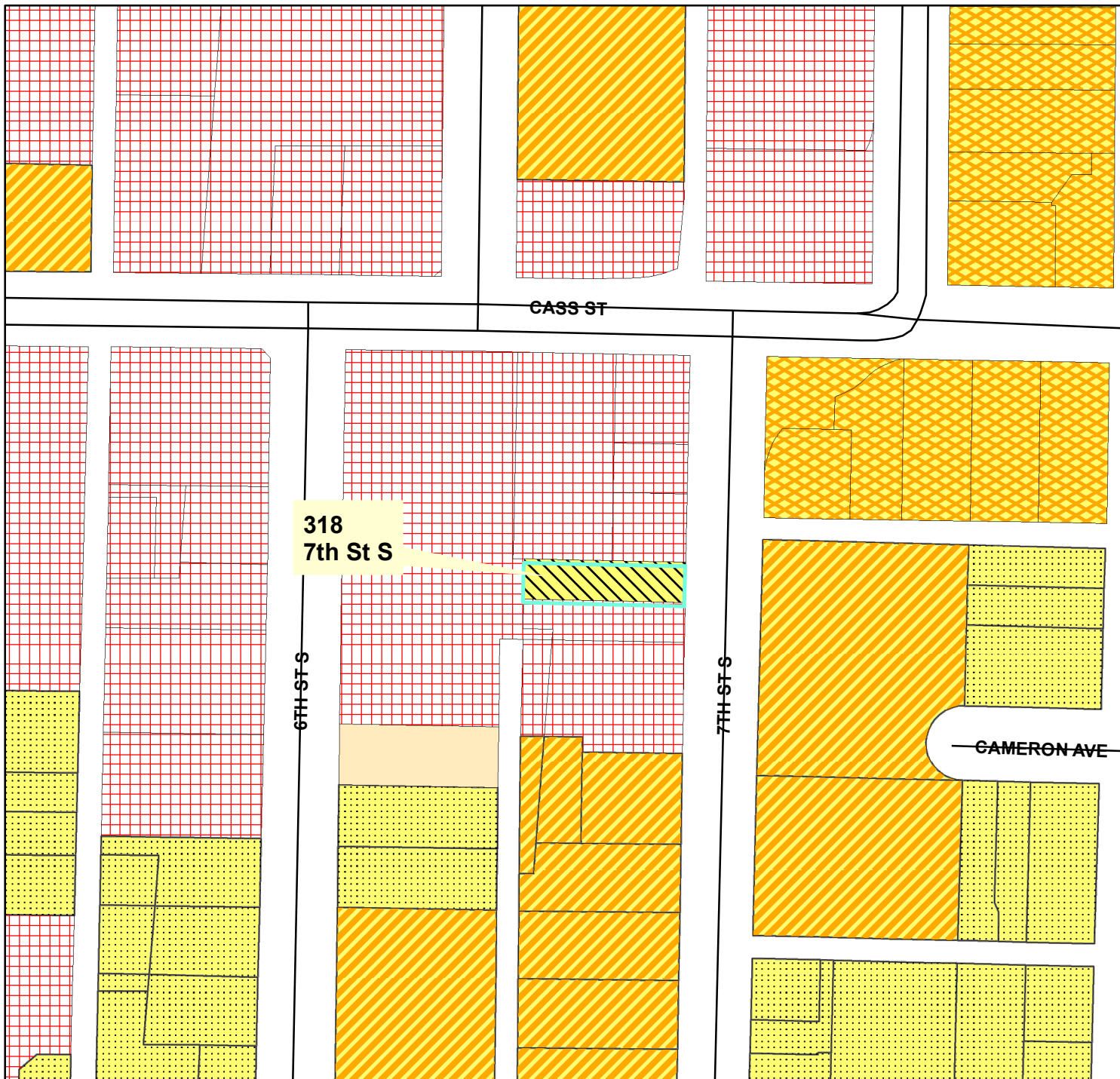
318
7th St S

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







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

