

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 3, 2017**

➤ **AGENDA ITEM - 16-1170 (Andrea Schnick)**

Application of Peter Gerrard dba Gerrard Corporation for a Conditional Use Permit to demolish structure allowing for future multi-family housing development at 234 10th St. N.

➤ **ROUTING:**

J&A Committee, Public Hearing 1/3/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

This home has no working mechanicals and is uninhabitable. The applicant currently owns adjacent property and over the next year plans to assemble this land to create a 4-story, 30 unit/78 bedroom multi-family housing project. There is one home in this assembly not owned by the applicant but he has been discussing purchasing the property with the homeowner.

➤ **GENERAL LOCATION:**

234 10th St. N. in the Goosetown Neighborhood, 3 blocks west of UW-L campus. See attached **MAP PC16-1170**.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map calls for Traditional Neighborhood Development on this block, which would include multi-family housing.

➤ **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 redevelopment goes forward. The PILOT agreement must be signed before the January 12 Council meeting. Other conditions of recommendation of approval are

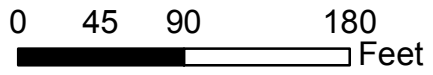
- The owner has agreed to contact Habitat ReStore so that they can remove any items Habitat ReStore finds suitable for donation.

- The owner has agreed that the large, mature trees on the boulevard will not be removed.
- The owner has agreed that the property will remain green space, stabilized by turf, until redevelopment occurs and will not be used as parking. The driveway will also be closed on 10th St to discourage parking on the parcel.
- The owner will meet with the Planning Department in advance of further architecture development to discuss design review standards.


























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
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- City Limits
- SUBJECT PROPERTY





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