

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 29, 2018**

➤ **AGENDA ITEM – 18-1388 (Tim Acklin)**

Application of Housing Authority of the City of La Crosse for a Conditional Use Permit allowing a multi-family dwelling in the Washburn Neighborhood Residential District at 711, 713 and 717 Division Street.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a Conditional Use Permit (CUP) for the properties depicted on attached **MAP PC18-1388** to develop a 4-unit, one bedroom building for handicapped accessible apartments. The existing zoning is Washburn Residential which allows for a duplex or higher in density by a CUP.

The applicant requested a CUP in 2015 to demolish the existing structures on these properties which was granted by the Common Council. The applicant had stated at that time that the intent was to build one-bedroom accessible apartments. The CUP was granted with the following conditions:

- 1) Any new building must be at least two stories in height
- 2) A PILOT payment be established for the properties.

A PILOT payment was not established on these properties because the value was \$0 at that time.

➤ **GENERAL LOCATION:**

711, 713, 717 Division Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This proposal is consistent with the Future Land Use Plan in the Comprehensive Plan as this area is designated as Traditional Neighborhood Development which supports a variety of housing types and densities.

➤ **PLANNING RECOMMENDATION:**

The applicant had stated in 2015 that the intent of these properties was to construct one bedroom handicapped accessible units. Most of the concern at that time lay with the design and it fitting into the character of the surrounding neighborhood. Conceptual plans for the building that are attached to this application are supported by planning staff. While the proposed use of the building will be kept to one floor it will be approximately 24'-9" in height. This design element will be reviewed through the City's design review process. Additionally, while a PILOT payment was not able to be established on the properties due to its existing value planning staff supports a PILOT for municipal services be established. While emergency services may not have been necessary for a vacant lot they will be when a structure is built. Lastly, it has been the desire to have PILOT agreements in place prior to final action by the Common Council meeting. Due to the type of PILOT agreement that is being requested the City Assessor's Office has stated that there is not enough information to make a good estimate of value as there are no finished plans yet. Staff would be willing to make this requirement part of the Design Review Process and hold any permits to begin work until this has been finalized and submitted to City Attorney's Office.

This application is recommended for approval with the following conditions;

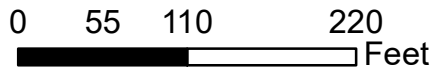
- 1) The project must go through the City's Design Review Process for multi-family structures.**
- 2) A PILOT Payment for municipal services be approved by the City Assessor Department and the City Attorney Department and established on the properties. No Permits will be issued from the Fire Prevention and Building Safety Department until this condition has been met.**

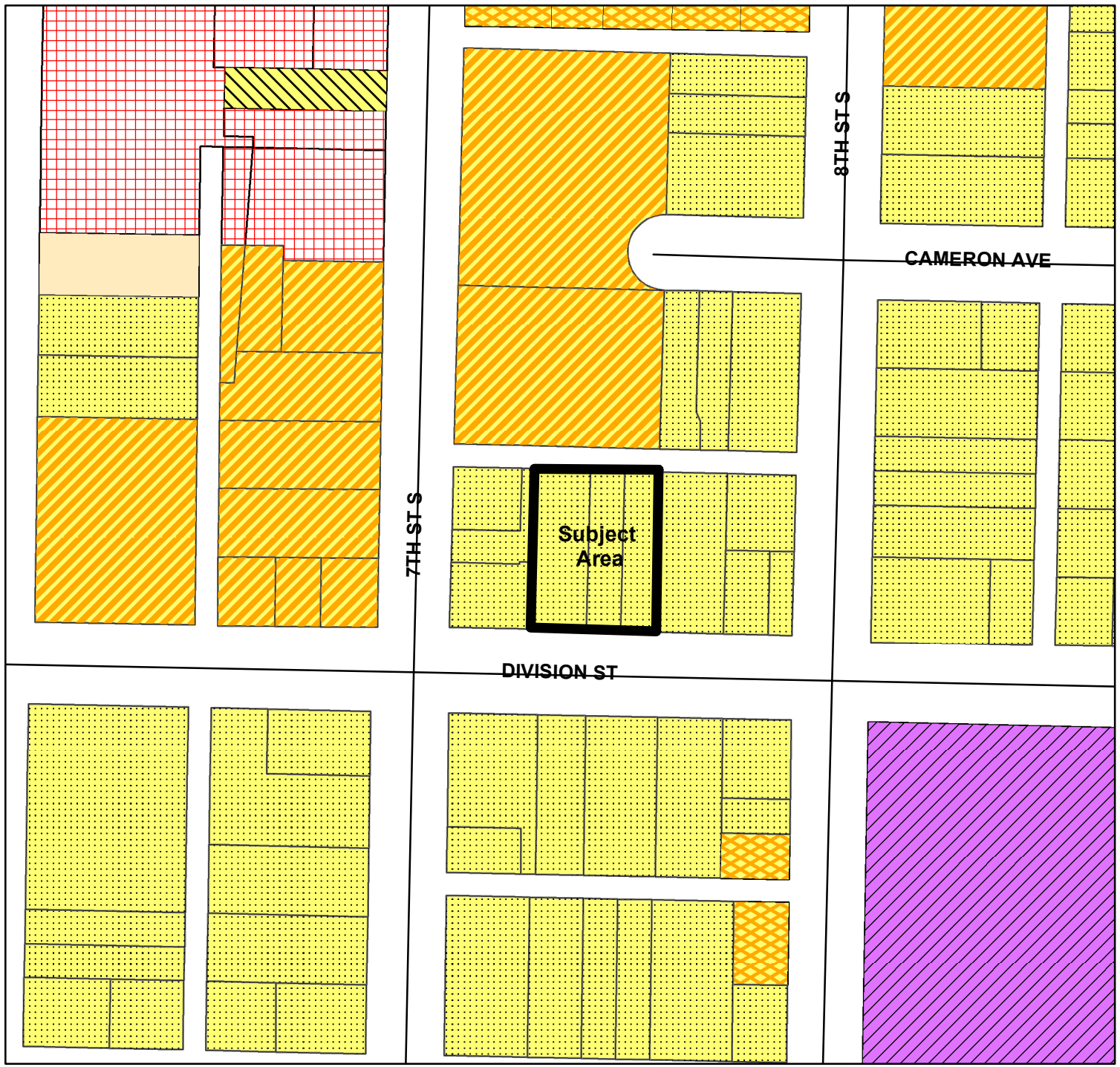


BASIC ZONING DISTRICTS

	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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