

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
June 1, 2015**

➤ **AGENDA ITEM – 15-0558 (Tim Acklin)**

Application of Gundersen Health System for a Conditional Use Permit at 1600 9th St. S., 1403 and 1407 6th St. S. allowing for demolition of current structures for green space and potential future development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This application would allow Gundersen Health System to demolish the properties depicted on attached **MAP PC15-0558** for green space. All three properties are currently vacant, single-family homes. Gundersen would like to demolish the homes and leave them as green space for possible future development.

➤ **GENERAL LOCATION:**

1600 9th St. S., 1403 and 1407 6th St. S

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

1403 & 1407 6<sup>th</sup> Street S are located in a mixed use redevelopment area in the Joint Neighborhood and Campus Plan. 1600 9<sup>th</sup> Street S is not identified in a redevelopment area.

➤ **PLANNING RECOMMENDATION:**

All three properties are within Gundersen's approved campus boundary. 1403 & 1407 6<sup>th</sup> Street S are located on a block with 6 parcels, 5 of which are owned by Gundersen, and 2 of them are used for surface parking. 1600 9<sup>th</sup> Street S is also located on a block that is primarily owned by Gundersen. The current improvement value of 1403 6<sup>th</sup> Street S is \$37,000, 1407 6<sup>th</sup> Street is \$72,800, and 1600 9<sup>th</sup> Street S is \$35,400.
























Staff is uncertain as to the future use of these properties and the removal of homes is against our current efforts at neighborhood revitalization. They are however, located within Gundersen's adopted campus boundary and the city has previously allowed


them to remove homes within it. Staff recommends approval of this application with the following conditions:

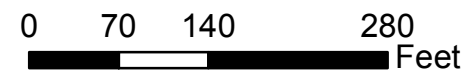
- 1) 1403 & 1407 6<sup>th</sup> Street S and 1600 9<sup>th</sup> Street S may not be used for surface parking.
- 2) A PILOT payment is established for 1403 & 1407 6<sup>th</sup> Street S and 1600 9<sup>th</sup> Street S.



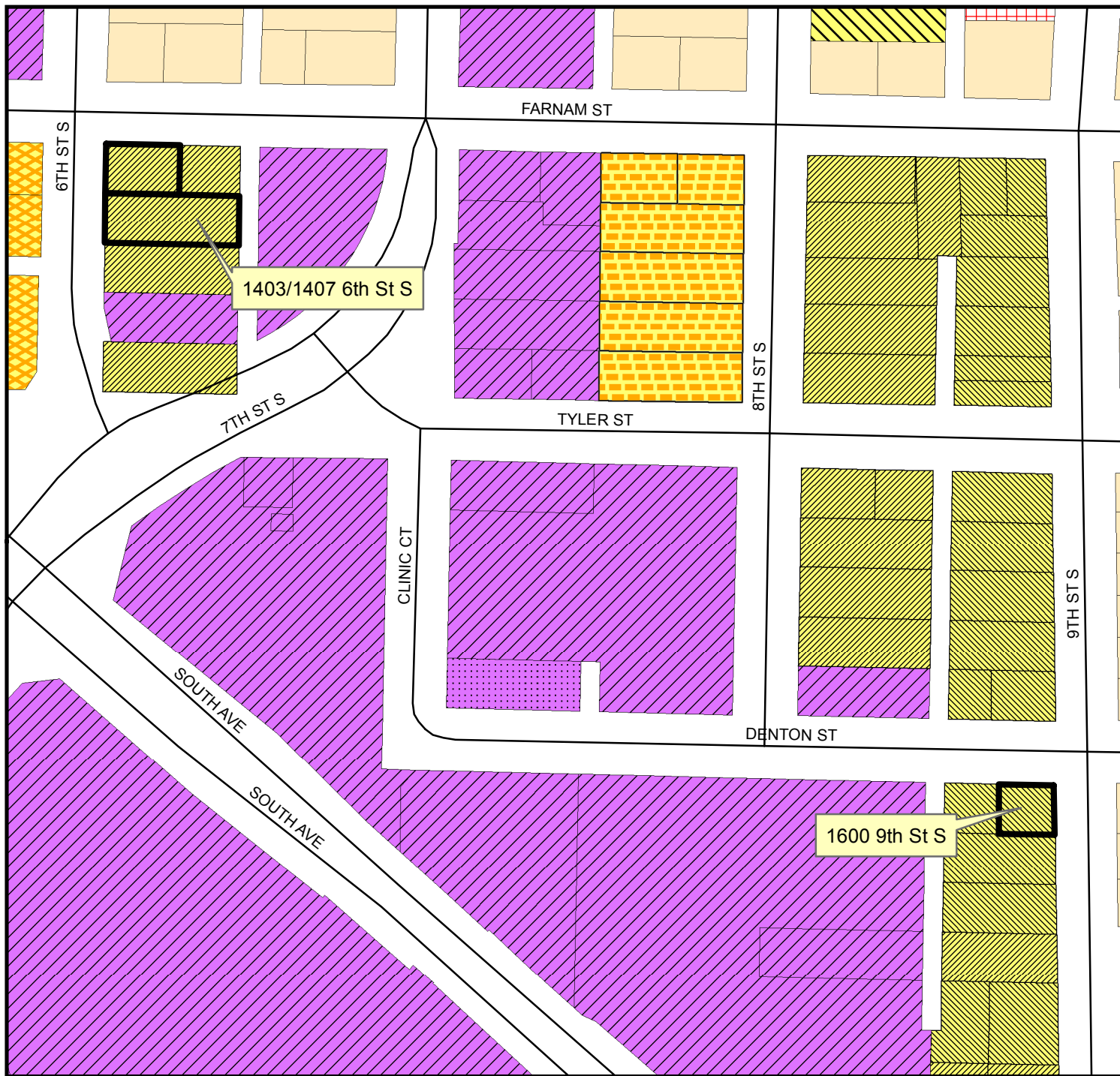
## BASIC ZONING DISTRICTS

	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










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