

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 3, 2020**

➤ **AGENDA ITEM – 20-0007 (Tim Acklin)**

Application of Menard, Inc. (by Rodney Wekkin) for a Conditional Use Permit at 423 Charles Court allowing demolition of vacant structure.

➤ **ROUTING:** CPC 2/3/2020; J&A 2/4/2020

➤ **BACKGROUND INFORMATION:**

The applicant (Menard, Inc.) is requesting to demolish the structure on the property depicted on attached **MAP PC20-0007**. The property is located immediately adjacent to the west of Menards located on Lang Dr. According to the applicant this parcel was originally in an area that Menards was looking to expand into but due to cost and development challenges Menards chose to expand on their existing parcel instead. The previous owner reached out to Menards about purchasing their home and Menards decided to purchase it. Menards has stated that they currently have no plans for this parcel nor are they currently working on acquiring any other properties nearby.

The applicant has stated that the structure is in poor condition and has provided staff with an asbestos report and photos of water in the basement, which are attached to this legislation. The applicant has stated that it would be cost prohibitive to repair and make it habitable for rental.



➤ **GENERAL LOCATION:**

423 Charles Court.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use for this parcel is depicted as Low/Medium Density Housing. The parcels located to the north and west are also depicted as Low/Medium Density Housing. The parcel to the south is depicted as High Intensity Retail, Office or Housing.

➤ **PLANNING ANALYSIS:**

The asbestos report does state findings of asbestos in some components/materials of the structure.

The attached photos depict water in the basement as well as water damage to the walls. The Fire Prevention and Building Safety Department has stated that the previous owner was constantly pumping water out of their basement which helped lead to their desire to sell the property.

The property is located in the High Risk 1% Annual Chance Flood 100-year area and is 5ft below the base flood elevation. Any new development would have to be raised up at least 7ft. 5ft below the base flood elevation makes this property ineligible for the City's Flood Relief Program.

Since this property is located within this floodplain designation it is considered non-conforming. The owner would not be permitted to spend more than 50% of the improvement value of the structure for any repairs or renovations. The 2019 improvement value was \$35,400. 50% is \$17,700. The Fire Prevention and Building Safety Department has stated that \$387 has already been used. This means that the remaining amount of \$17,313 is all that the applicant would be able to spend on any repairs to the existing structure.

With these type of Conditional Use Permit requests a payment in lieu of taxes (PILOT) is established on the property. With a 2019 improvement value of \$35,400 the anticipated yearly payment would be approximately \$900.

RECOMMENDATION:

With all of the existing conditions that include, asbestos, constant flooding, water damage, low base flood elevation, and limitations on repairs and improvements

planning staff is in support of demolishing the house and detached garage. Planning staff does feel it is important to note the following:

- 1) Due to this property and surrounding properties being significantly below the base flood elevation it makes this area a primary redevelopment site. With this area being depicted in the Comprehensive Plan for primarily residential uses, any redevelopment would have to conform to this land use.
- 2) Any future development of this parcel by the applicant would likely require a rezoning unless they intend to build residential. The Comprehensive Plan does not support this parcel being used for outside storage or a land use that requires industrial zoning.
- 3) Staff is interested in utilizing this parcel for a future bicycle and pedestrian trail. This trail is integral to connecting the 3 Rivers Trail and the trail behind Festival Foods on Copeland Ave to Goose Green Park.

This item is recommended for approval with the following conditions:

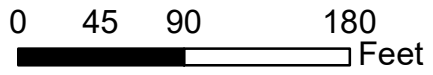
- 1) All structures and items are removed from the parcel and the parcel is sodded with grass seed and maintained.**
- 2) Removal of the structure follows all requirements for safe asbestos removal.**
- 3) A PILOT payment is established on the property and is signed prior to the February 13, 2020 Common Council meeting.**

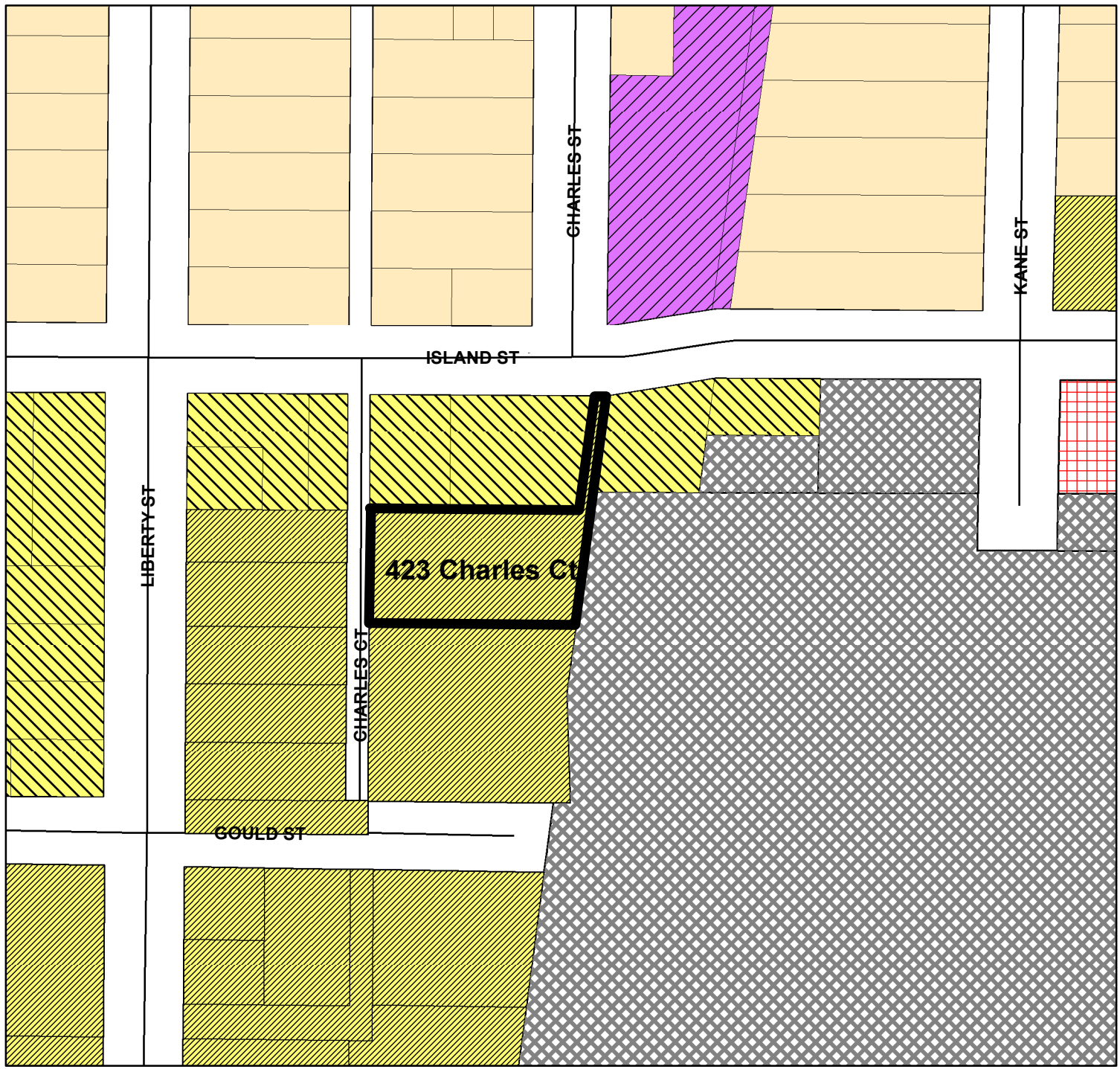


BASIC ZONING DISTRICTS

	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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