

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 5, 2017**

➤ **AGENDA ITEM – 17-1056 (Lewis Kuhlman)**

Application of Western Technical College for a Conditional Use Permit allowing for demolition of structures to create green space at 314 and 320-322 8th St. N.

➤ **ROUTING:** J&A, Public Hearing 9/5/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The purpose of this CUP requirement is “to provide for compatible neighborhoods that enhance the welfare of the City, including maintaining the City's tax base.” This 16,500 sq. ft. site is zoned R6 - Special Multiple [Residence] and is assessed at over \$300k. It is not within the approved WTC's 2010 Campus Plan. Staff did not receive a landscape or fencing plan, but was told grass turf would replace demolished homes. Applicant did not include mitigation plan to offset loss of tax base or housing opportunities. This demolition may not comply with the neighborhood plan since it reduces housing and does not beautify opens space or expand or create new parks. However, cover letter cites safety and neighborhood concerns for the removal.

This demolition could reduce impermeable surfaces, which would reduce stormwater runoff for this site only. However, tree removal would eliminate their stormwater absorption potential and other benefits. The demolition also may reduce housing availability and affordability. There are indirect health and stormwater consequences of reducing housing within walking distance since it could compel more people to drive and increase parking demand and impermeable surfaces.

➤ **GENERAL LOCATION:**

Goosetown Neighborhood, 1 block from 7th St. and 2.5 blocks from La Crosse St. as depicted in MAP 17-1056.

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

None

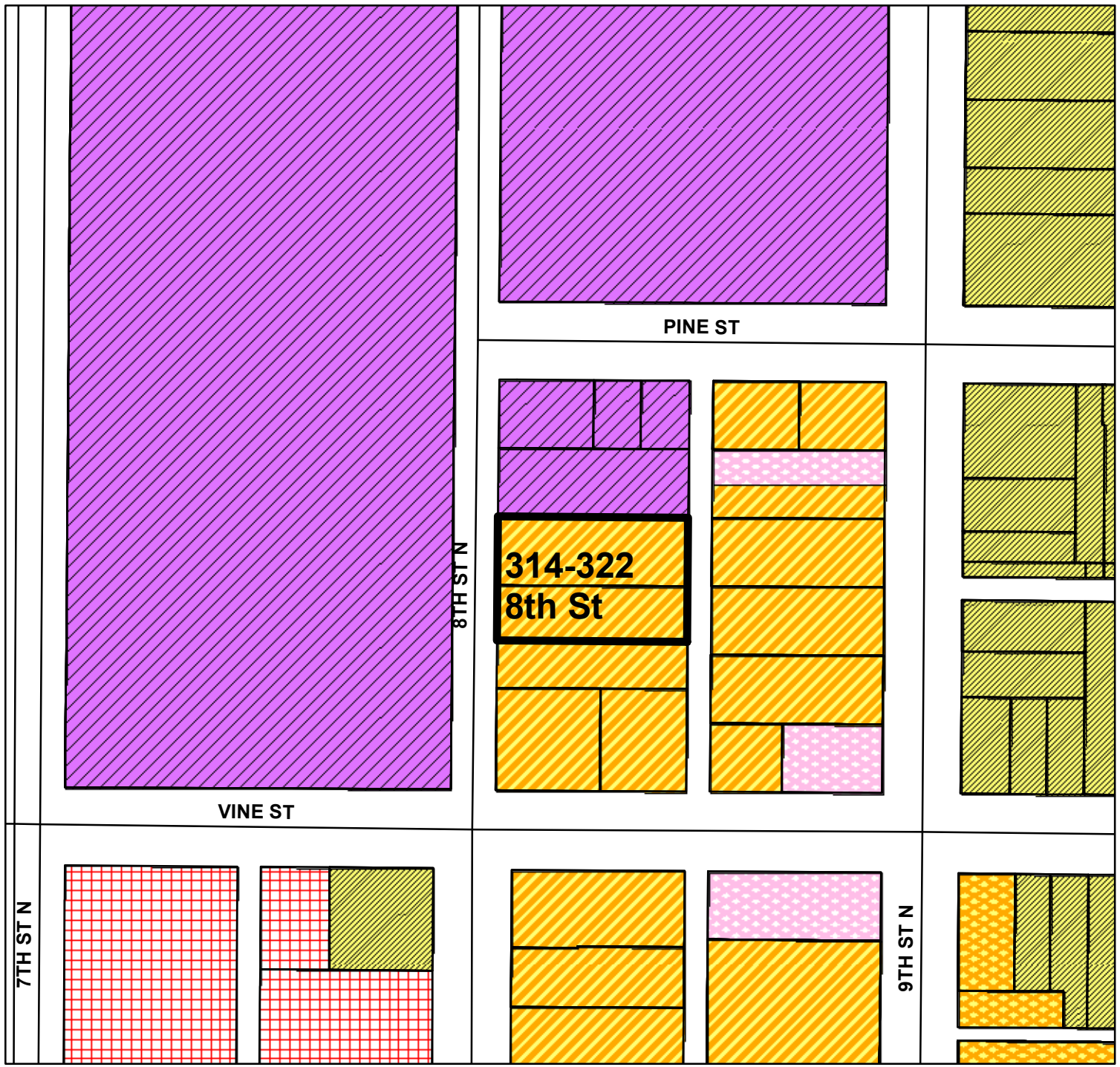
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use identified for these parcels is “high-intensity office, retail, housing, entertainment, convention and public land uses, preferable in mixed-use buildings ... [and] attractive public amenities ...” Related land use objectives include redeveloping distressed areas and accommodating institutional growth.

➤ **PLANNING RECOMMENDATION:**

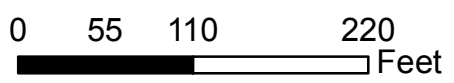
Planning Staff recommends that this application not be approved. Staff suggests the applicant meet the following requirements to be considered for approval:

- Receive Common Council approval for an updated campus plan that includes this site within its boundaries.
- Address the loss of housing opportunities within walking distance of campus, which may be addressed in the campus plan
- Agree to a payment in lieu of taxes (PILOT) for the parcels
- Explain whether the site will be redeveloped in the future, which may be addressed in the campus plan. If it is not planned for redevelopment, create a landscaping plan beyond turf grass that also preserves the existing trees.



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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