

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 1, 2021**

➤ **AGENDA ITEM – 21-1402 (Andrea Trane)**

Application of Kwik Trip, Inc. for a Conditional Use Permit at 2308 Rose Street allowing for demolition of existing structures to assist in selling the property for future development.

➤ **ROUTING:** J&A 11.2.2021

➤ **BACKGROUND INFORMATION:**

This 0.92acre property was purchased in March 2020 by Kwik Trip with the anticipation of a new fuel/convenience store. Due to real estate and development issues, Kwik Trip has changed their plan and decided to sell the property. To make the property more marketable, they will remove the underground fuel tanks and demolish the building and canopy, preparing it for development by a new owner. The property would be used as green space, not parking, for the time being. Because the intent of this parcel is to be sold and redeveloped, staff does not recommend the requirement to seed this site for grass at this time. However, if a redevelopment plan is not proposed by the current or future owner within 12 months of approval of this CUP, the owner should be required to remove the existing concrete and seed the entire site for grass.

The current assessed value of the property is \$765,000 = \$400,900 for land and \$364,600 for improvements. Kwik Trip has agreed to sign a Payment for Municipal Services Agreement (PMSA) on this property.

➤ **GENERAL LOCATION:**

Corner of Rose St and Palace St, Council District 1, Logan Northside Neighborhood Association, Tax Incremental District 20.

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

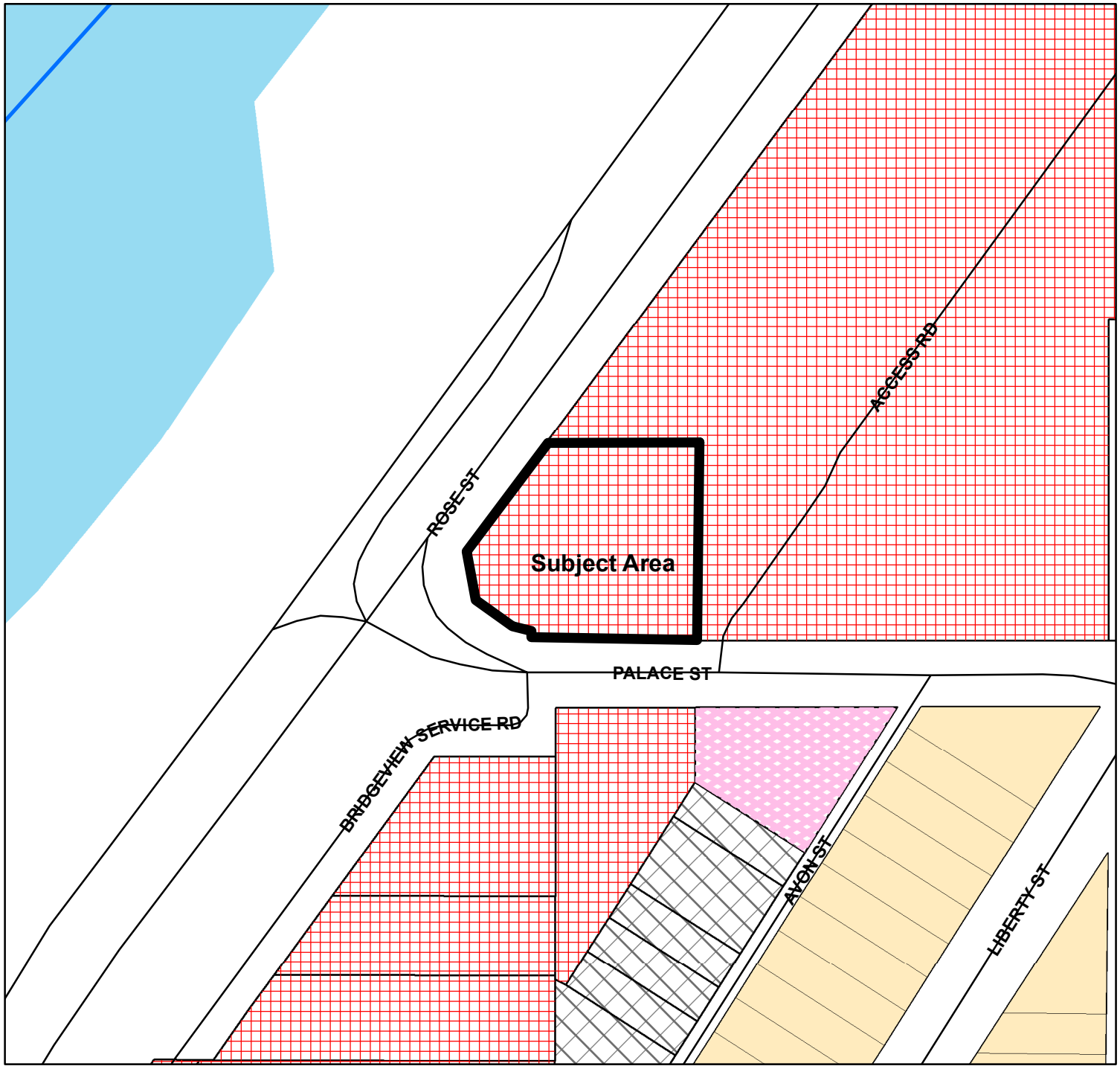
None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The property is currently zoned C2 – Commercial. The Future Land Use of this site is Commercial. There is not a request in change of use of the site and it would continue to be consistent with the Comprehensive Plan.

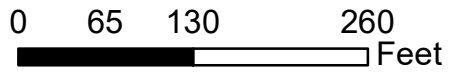
➤ **PLANNING RECOMMENDATION:**

Approval with the condition that a PMSA is signed prior to the Council meeting and requirement to review this CUP in 12 months if a redevelopment plan is not proposed to determine if concrete removal and seeding is required.



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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