

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 30, 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:**

➤ **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 and assessed at over \$300k. WTC updated their campus plan last month to include the parcels and cited safety and neighborhood concerns for the removal of the houses. Grass turf will replace demolished homes until a WTC facility can be relocated to the site. The demolition would increase permeability, but would also eliminate stormwater absorptions of removed trees. Reducing housing within walking distance could cause indirect health and stormwater consequences due to increased likelihood of driving and need for parking.

➤ **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:**

Referred until campus master plan was adopted

➤ **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:**

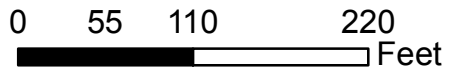
Approval on condition of a signed payment in lieu of taxes (PILOT) for the parcels – applicant intends to maintain grass turf until able to redevelop the site.

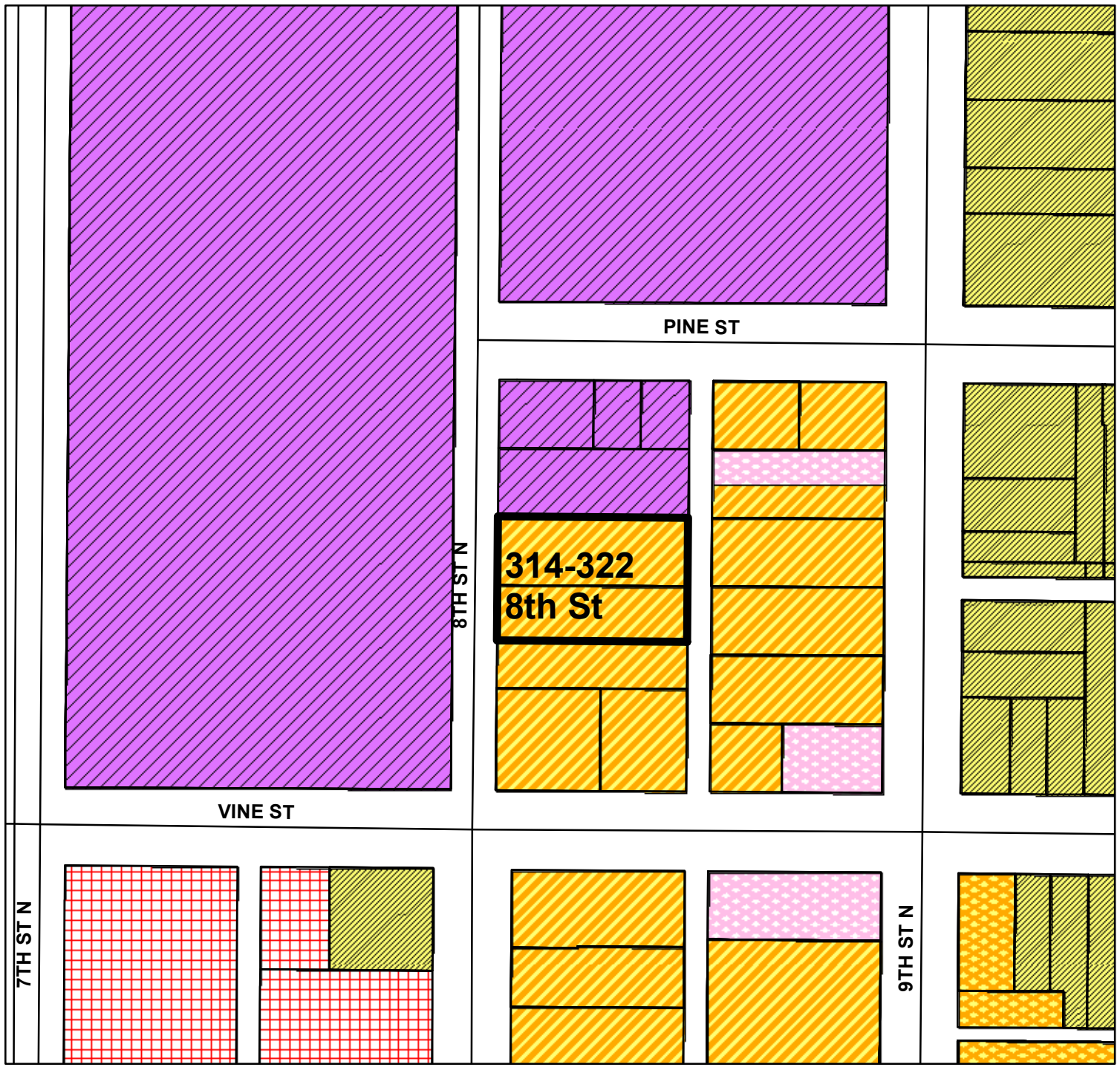


BASIC ZONING DISTRICTS

	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
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