

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
March 1, 2019**

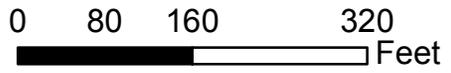
- **AGENDA ITEM – 17-1056 (Jason Gilman)**  
Resolution approving Application of Western Technical College for a Conditional Use Permit allowing for demolition of structures to create green space at 314 and 320-322 8th St. N.
  
- **ROUTING:** J&A 4/2/2019
  
- **BACKGROUND INFORMATION:**  
In August of 2017, Western Technical College initiated conditional use permitting requests for the demolition of structures at 314, 320 and 322 8<sup>th</sup> Street North which require by ordinance a Payment for Municipal Services (PMSA) agreement, the intent of which is to mitigate the shifting tax burden of demolitions and resulting loss of tax base. Western asked that we consider a more comprehensive approach to their institutional needs, so over the past year, the City Attorney’s office, Mayor’s office and staff have been negotiating a comprehensive agreement, addressing existing PMSA obligations by Western as well as likely future obligations as campus expansion occurs. Currently, there is a final draft that has been prepared and presented to Western based on these negotiations.
  
- **GENERAL LOCATION:**  
Western Technical College Campus.
  
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**  
This item has been referred several times in order that the negotiations conclude by both the Judiciary and Administrative Committee and Common Council.
  
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**  
8-25 of the Comprehensive Plan indicates: **5. Payment in Lieu of Taxes (PILOT) Fees.** The City shall ask all non-profit facilities to pay a Payment in Lieu of Taxes (PILOT) fee. Note: This is considered the same as a PMSA agreement.
  
- **PLANNING RECOMMENDATION:**  
**The Planning Department recommends approval of the City’s draft PMSA agreement** with Western, including the City’s requirement Western providing a plan for future expansion of the campus and an accompanying provision that all future demolitions or transfers of taxable lands to non-taxable lands be required to have a PMSA under the terms of the agreement.

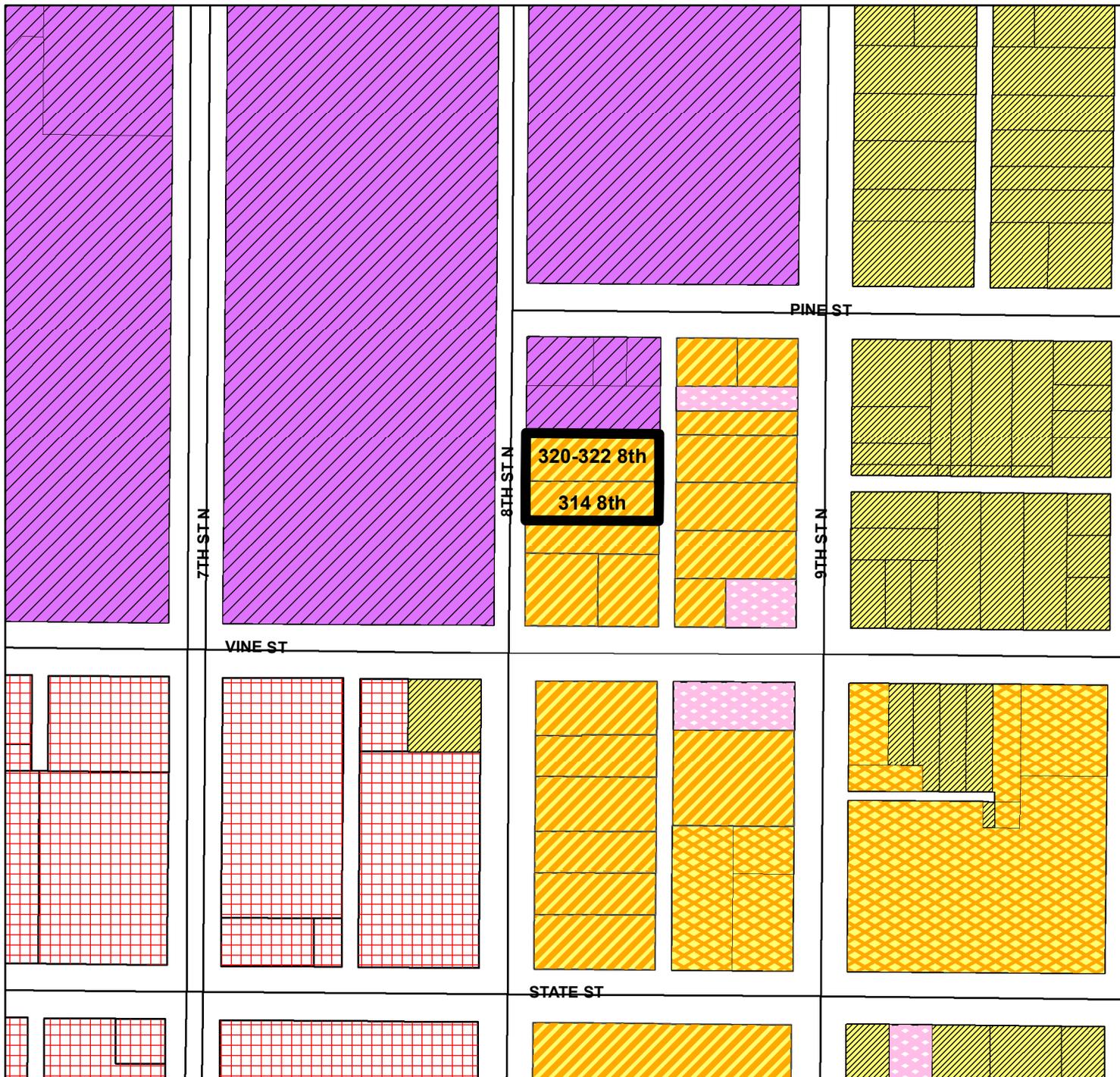


## BASIC ZONING DISTRICTS

	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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