

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 2, 2020**

- **AGENDA ITEM – 20-0271 (Lewis Kuhlman)**
Application of Northside Molzahn LLC for a Conditional Use Permit allowing demolition of structure for green space at 421-423 West Ave. N.
- **ROUTING:** CPC 3/2/2020; J&A 3/3/2020
- **BACKGROUND INFORMATION:**
The parcel is zoned C1- Local Business and currently has a duplex valued at \$96,700. The application cites only the owner’s intent to create green space, but judging by the parcel map attached to the application, it is likely that the owner intends to combine adjacent lots to build a larger multi-unit residential building. Applicant likely intends to demolish the structure, landscape with turf grass, and leave the lot vacant until they are ready to redevelop it. The surrounding neighborhood is a mix of multi-unit housing, small/medium scale businesses, and post-secondary education buildings. Goose Green Park is about four blocks away, and Lueth Park is about 3 blocks away.
- **GENERAL LOCATION:**
Downtown Neighborhood, west side of 12th St, a block and a half south of La Crosse St. as depicted in Map 20-0271.
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
N/A
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The Future Land Use Map identifies this parcel as High Intensity Retail, Office or Housing, which expects a residential density of ten units per acre, mixed uses, and shared or public open spaces.
- **PLANNING RECOMMENDATION:**
Approval on the condition that applicant completes a payment for municipal services agreement (PMSA).



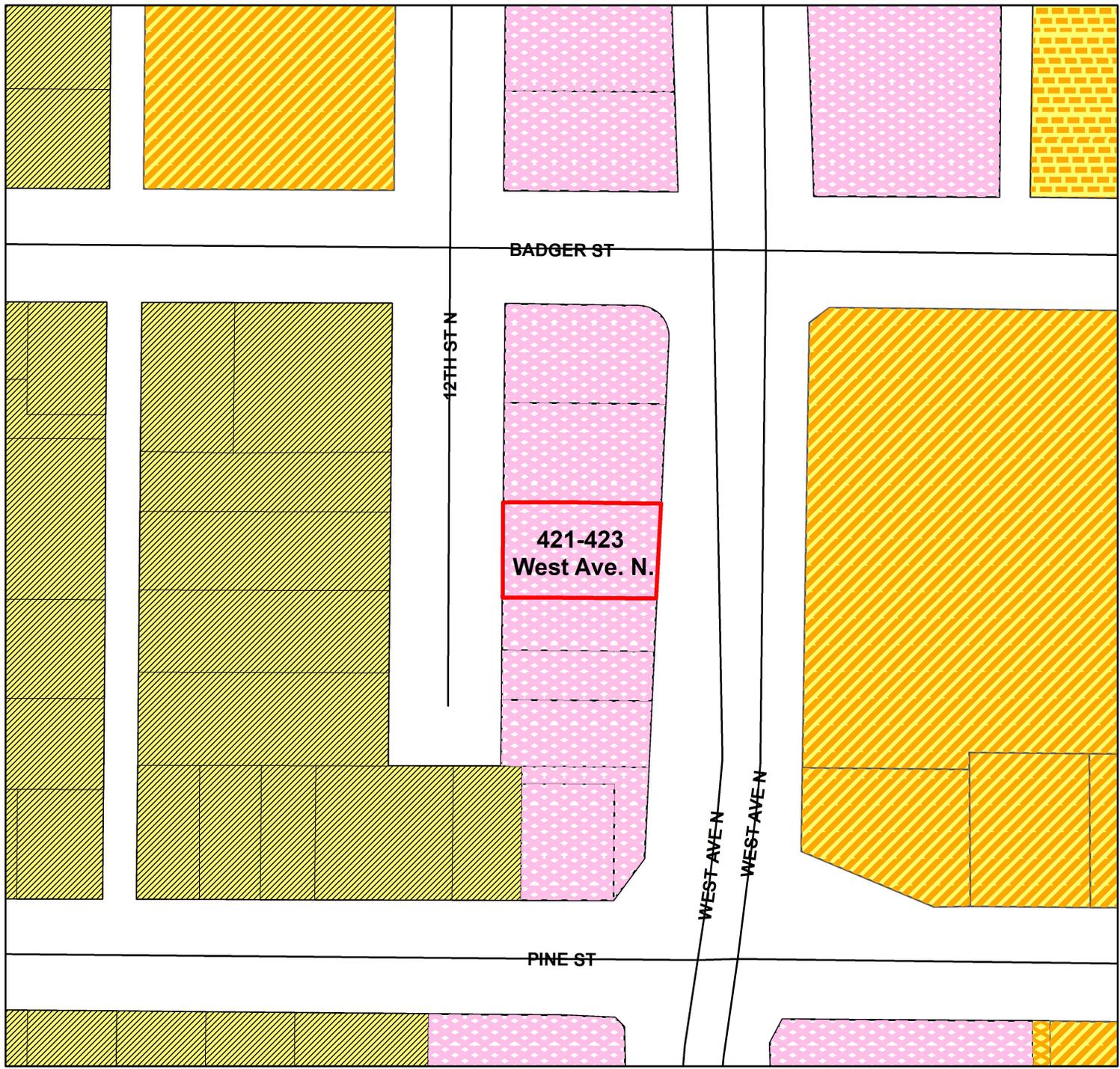
BASIC ZONING DISTRICTS

	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



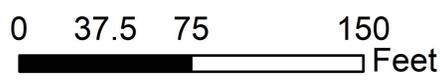


PC20-0271



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