

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 31, 2020**

➤ **AGENDA ITEM – 20-1131 (Lewis Kuhlman)**

Application of Northside Molzahn LLC for a Conditional Use Permit at 421-423 West Avenue North allowing demolition of building to create green space.

➤ **ROUTING:** J&A 9/1/2020

➤ **BACKGROUND INFORMATION:**

This is a reapplication of a CUP that expires on August 31, 2020 and would extend the proposed demolition deadline to May 15, 2021. The purpose of the extension is to allow the County Health Department to use the residences for individuals (primarily unsheltered) that require quarantine or isolation due to COVID-19. There is an order to correct conditions of the premises related to fixing the siding and windows. These fixes are already required before tenants can move in and do not need to be a condition of this application's approval.

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 the owner likely intends to combine adjacent lots to build a larger multi-unit residential building in the future. 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 20-1131.

➤ **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.

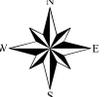
➤ **PLANNING RECOMMENDATION:**

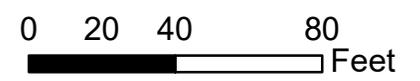
**Approval** – the applicant has already completed a payment for municipal services agreement (PMSA).

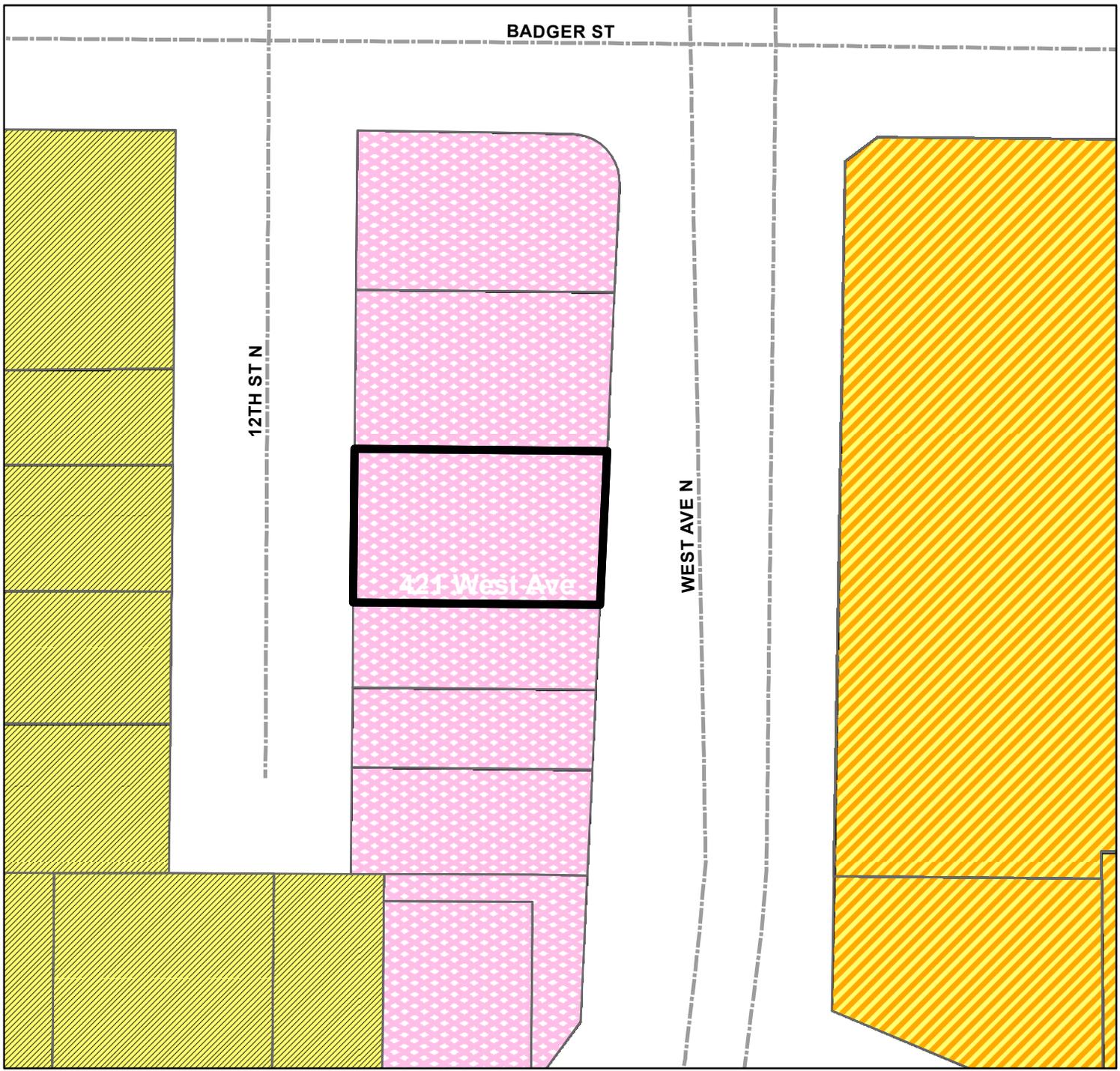


## BASIC ZONING DISTRICTS

	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
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