

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

➤ **AGENDA ITEM – 20-1132 (Lewis Kuhlman)**

Application of School House Properties LLC for a Conditional Use Permit at 417 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 roof, paint, windows, and siding. 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 single-unit home valued at \$44,100. 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:**

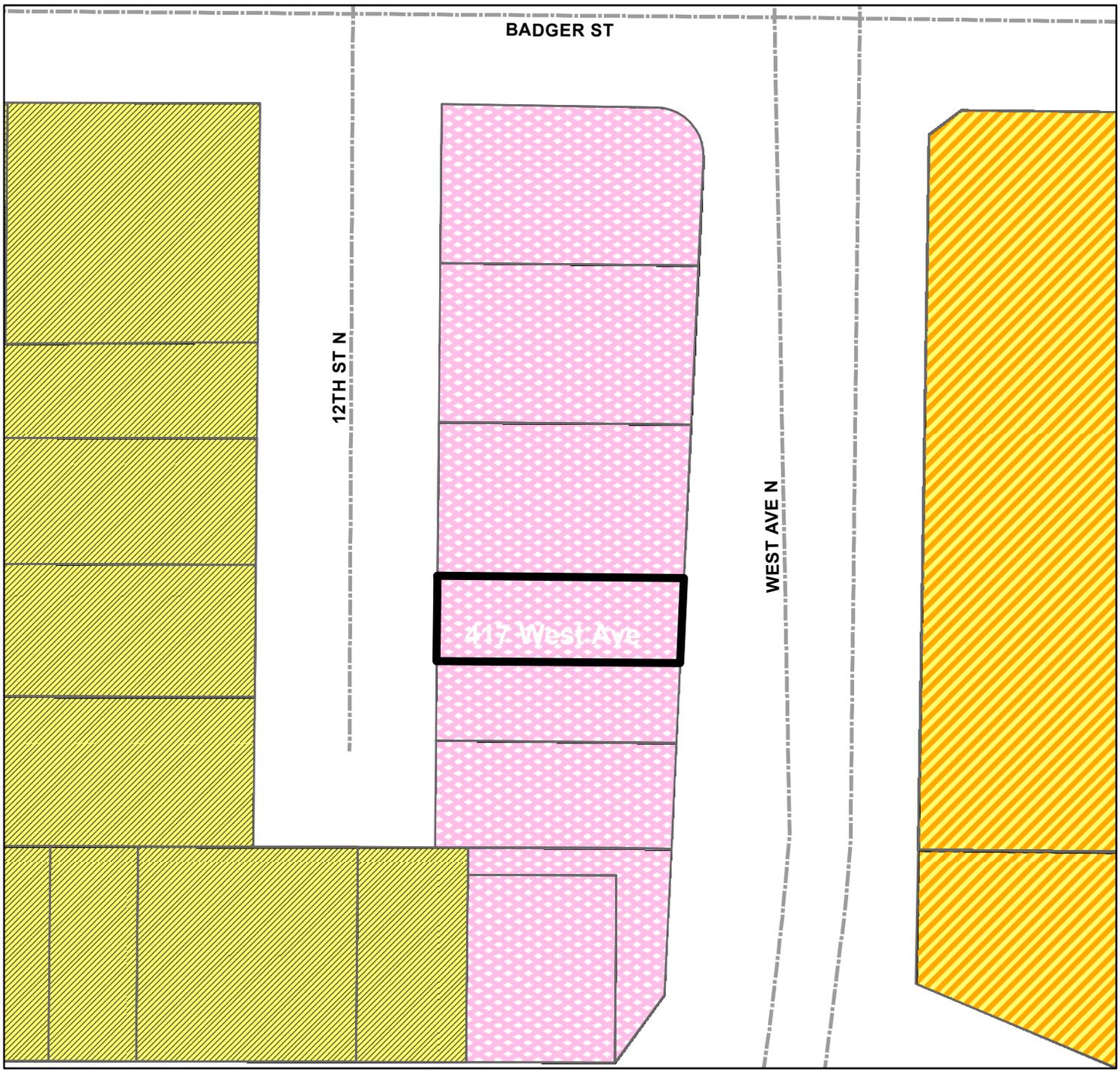
N/A

➤ **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.

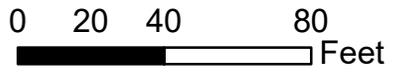
➤ **PLANNING RECOMMENDATION:**

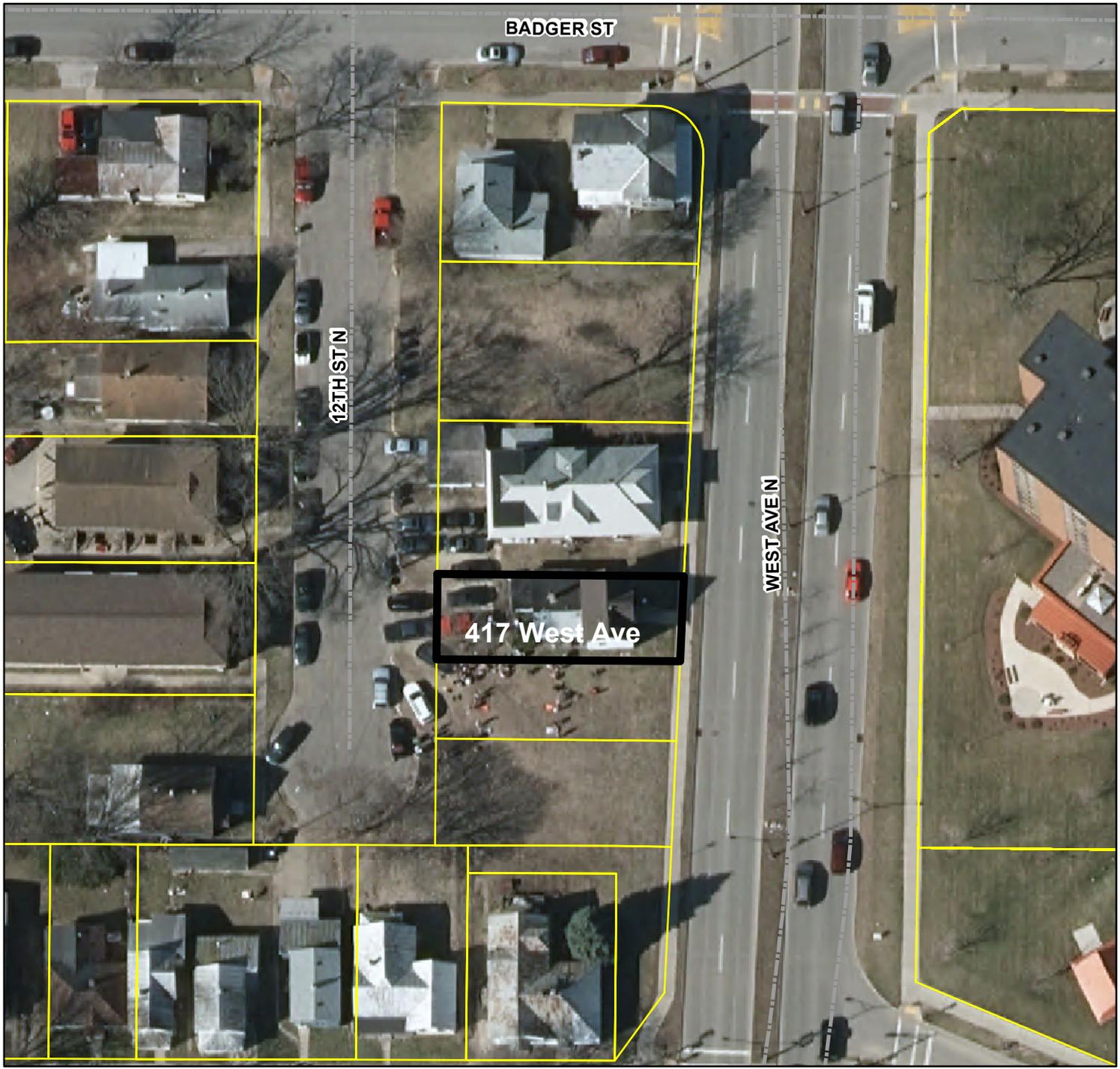
**Approval** – the applicant already completed a payment for municipal services agreement (PMSA).



## 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
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





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