

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

➤ **AGENDA ITEM – 20-0250 (Tim Acklin)**

Request for Exception to Standards for Commercial Design by Dairyland Power Cooperative allowing for exception to parking requirement for project at 3250 East Avenue South.

➤ **ROUTING:** CPC 3/2/2020; J&A 3/3/2020

➤ **BACKGROUND INFORMATION:**

The applicant, Dairyland Power, is proposing to build a new structure on the parcel depicted on attached **MAP PC20-0250**. During the Design Review process, it was determined that the applicant would need to request an exemption from the Common Council to allow for parking closer to the public street than the building. The standard states: *“No parking stall may be closer to the street than the building setback line or the building on the same parcel.”*

The applicant is requesting the exemption due to several existing City utility easement on the parcel that are located where the building would need to be in order to meet the requirement. A building is not permitted to be constructed over utility easements, but a parking lot is. (See attached plans)

➤ **GENERAL LOCATION:**

3250 East Ave.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

The Design Review Committee reviewed preliminary plans at their February 7, 2020 meeting and required approval of this exemption request by the Common Council.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

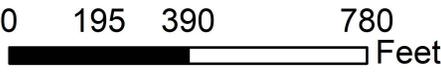
➤ **PLANNING RECOMMENDATION:**

Staff has no concerns with this exemption request. Existing site conditions prohibit the applicant from being able to adequately meet the design standard. Staff will also ensure that the parking lot is adequately screened with landscaping to reduce the visual impact from East Avenue. **This item is recommended for approval.**

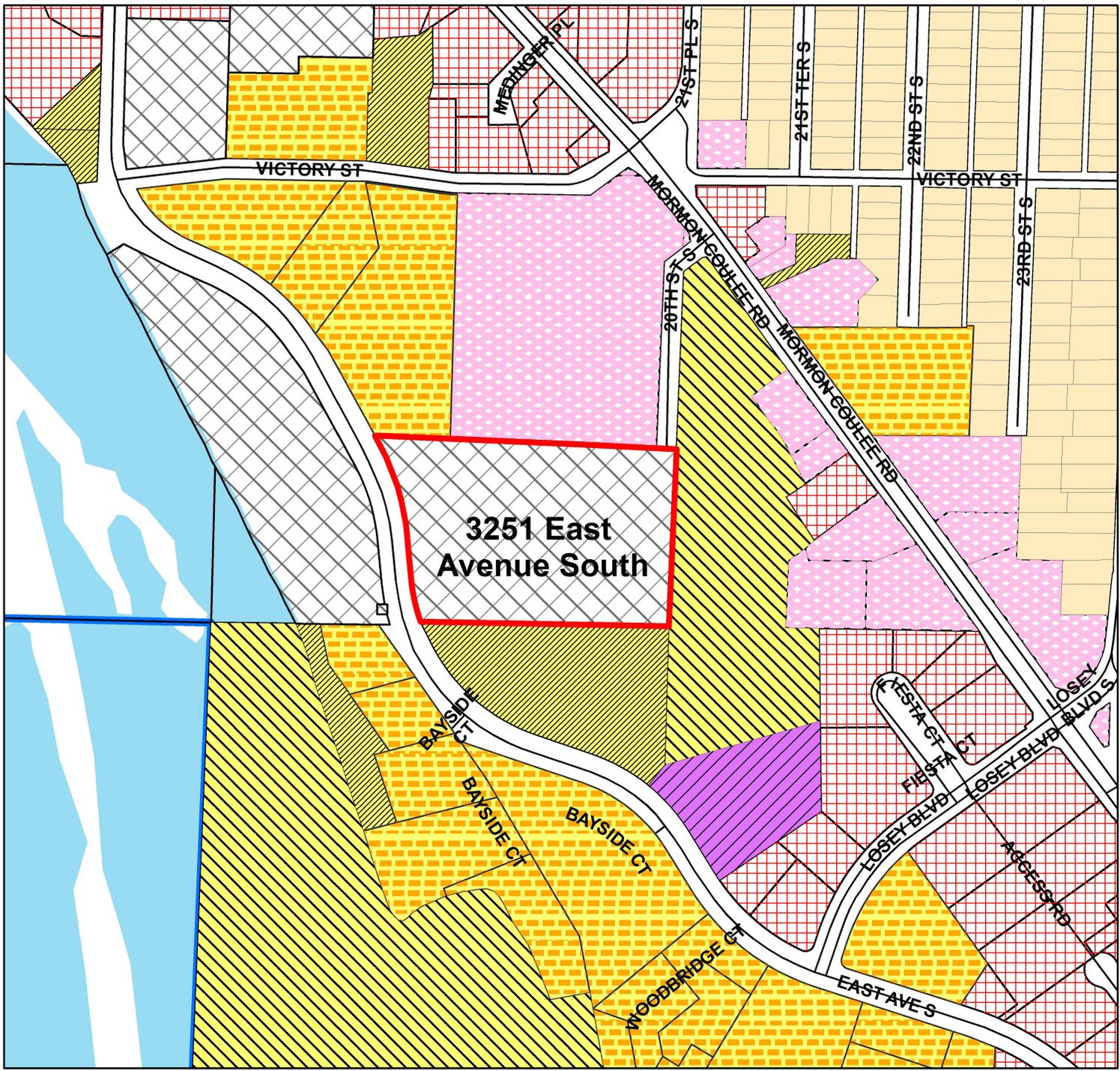


BASIC ZONING DISTRICTS

	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

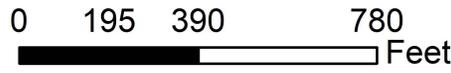


PC20-0250



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