

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 30, 2020**

➤ **AGENDA ITEM – 20-0449 (Tim Acklin)**

Request for Exception to Standards for Commercial Design by DBS Group allowing for exception to parking requirement for project at 2946 Darling Court.

➤ **ROUTING:** CPC 3/30/2020; J&A 3/31/2020

➤ **BACKGROUND INFORMATION:**

The applicant is requesting an exception to the commercial design standard requiring the building to be closer to the public street than surface parking on the parcel depicted on attached **MAP PC20-0449**. The applicant has stated several reasons for locating the surface parking lot closer to Darling Court. These reasons are:

- 1) There are several utility easements located along the north side of the parcel which would make it difficult to locate the building closer to Darling Court and still provide access to a surface parking lot to the rear.
- 2) A surface parking lot closer to Hwy 16 to the east would also require the same exception to the commercial design standards. Placing it closer to Darling Ct makes the site more visually appealing from Hwy 16, which is used far more by vehicular traffic than Darling Ct, which is a cul-de-sac.
- 3) Due to the irregular shape of the parcel, topography, and limited access to a street it would be very difficult, if close to impossible, to viably locate the building and a surface parking lot without having to request this exemption.

See their attached plans for more information.

➤ **GENERAL LOCATION:**

2946 Darling Ct. (Just off of Chestnut Place and 12th Avenue S)

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

The Design Review Committee reviewed their final plans on March 6, 2020 and conditionally approved their plans subject to some revisions and obtaining approval of this exemption from the Common Council.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Development of this parcel meets Objective 6 in the Land Use Plan which is to “Enhance major commercial corridors by improving the design and appearance of these corridors

and by planning adjacent land uses in a manner supportive of the functional classification of the road.”

➤ **PLANNING RECOMMENDATION:**

Staff has no concerns with this exemption request. The applicant is taking a challenging site and investing in a new building. Due to topography and existing public infrastructure it would be difficult to site a surface parking lot on the parcel without it being either too close to Darling Ct or Hwy 16. In this instance staff prefers it to be located closer to Darling Ct. **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



