

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
June 1, 2015**

➤ **AGENDA ITEM – 15-0557 (Amy Peterson)**

Application of Aguilera LLC for a Conditional Use Permit at 1240, 1234 La Crosse St. and 531-533 13th St. N. allowing for demolition of current structures for surface parking for development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

As shown on **MAP PC15-0557**, the property for this project is not contiguous. These parcels are proposed to be a parking lot for the building located at the corner of 13<sup>th</sup> Street and Badger Street. It makes fiscal sense to demo these buildings at the same time the demo crew is bringing down the buildings for the Aguilera building construction at the corner of 13<sup>th</sup> and Badger.

As noted below, Common Council has already approved the general rezoning and development agreement for this project, and Plan Commission has recommended approval of the street vacation. Currently the project is completing design review, and it is anticipated the final rezoning will be submitted for the June/July cycle.

A key component of this project is the parking, and that will be handled through the Design Review process. It is anticipated that a parking exemption will be needed, and that will require Common Council approval. The final rezoning will also review the final parking requirements and plan.

➤ **GENERAL LOCATION:**

Between Kwik Trip and the UWL Health Science Center; East of West Avenue and South of La Crosse Street.

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

Aguilera project approvals:

- The street vacation was approved by the Plan Commission on 5/4/14 and will be on Council's agenda in June.
- Common Council approved the general rezoning plan 3/12/15.
- Common Council approved the development agreement on 4/9/15.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This development is consistent with the Comprehensive Plans Neighborhood and Housing Element, specifically with the following Objectives:

Objective 2: Improve Architecture and Urban Design

Number 7: Vertically-Mixed Land Use – promotes mixed use development in downtown and near the colleges and medical centers.

Objective 9: Housing Options

Number 5: High density housing – encourage high density housing near downtown, colleges and medical centers.

➤ **PLANNING RECOMMENDATION:**

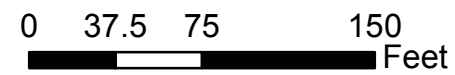
**Planning staff recommends approval of this application with the following conditions:**

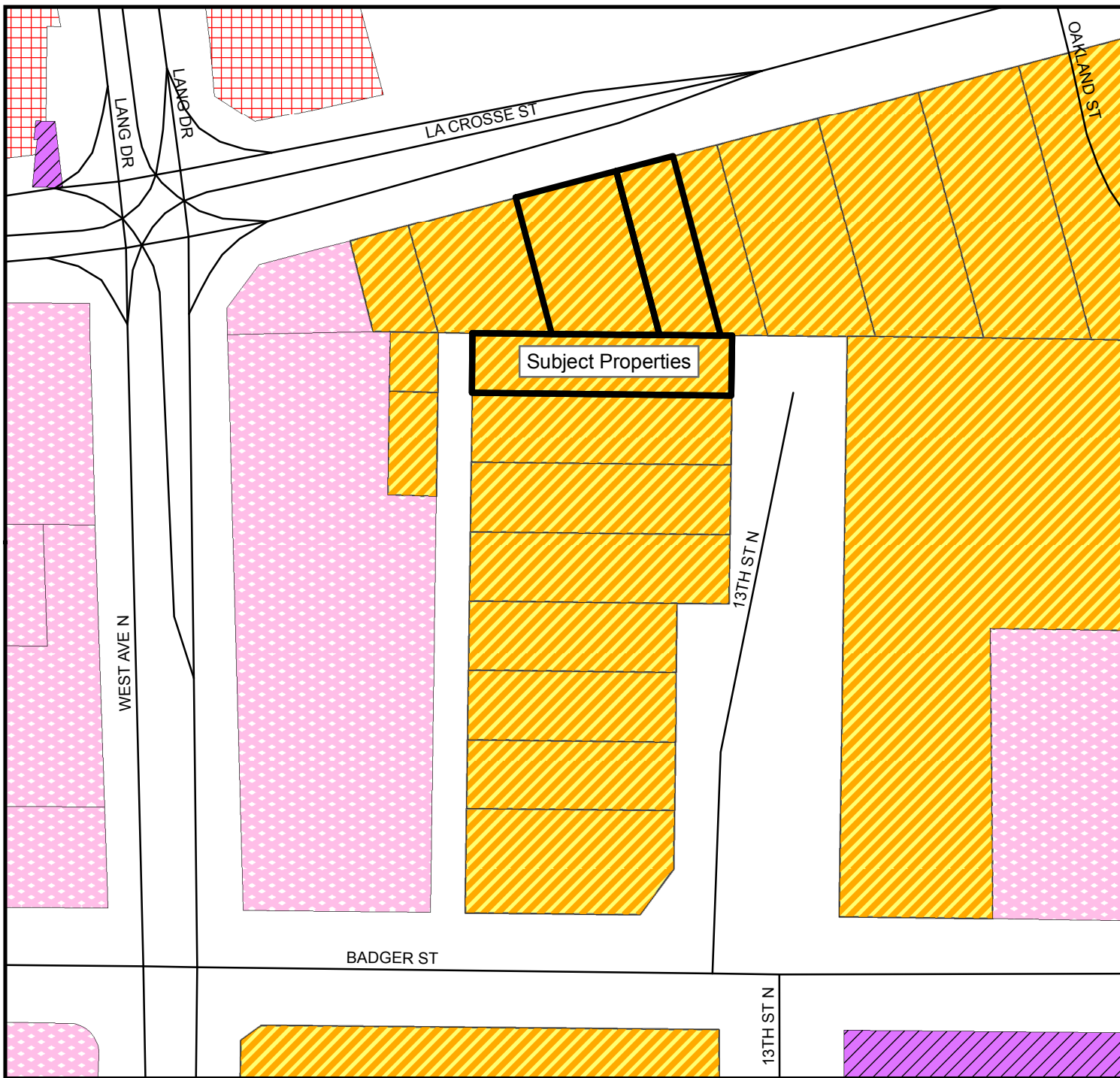
- 1) A PILOT payment is established if the entire Aguilera redevelopment is not completed by September 30, 2016.**
- 2) A Landscaped screen or fencing along La Crosse Street must be provided to buffer the parking area from La Crosse Street.**



## 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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