

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
March 2, 2015**

➤ **AGENDA ITEM - 15-0157 (Tim Acklin)**

Application of 434 Holdings, Inc. for a Conditional Use Permit at 434 3rd St. S. allowing for demolition of current building.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant (434 Holdings, Inc.) is requesting a Conditional Use Permit to demolish the building on the property depicted on attached **MAP PC15-0157**. The applicant would like to begin demolition of the former Habitat for Humanity Restore and Hilton Medical Supply building, prior to applying for a Building Permit in order to have the site ready for construction when final plans for the new building have been approved. The applicant is proposing to construct a new, 92-room Fairfield Inn & Suites Hotel and is currently going through the City's design review process. The applicant has stated that final plans are intended to be submitted to the City and the State for final review in April & May of this year.

➤ **GENERAL LOCATION:**

434 3<sup>rd</sup> Street S.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Downtown Revitalization is a primary objective in the Urban Design Element of the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

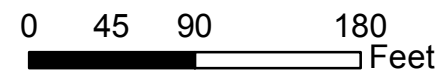
The applicant has been working with the City to finalize their plans so staff is confident that the project will continue to move forward and be completed. In addition a building will be removed that is only assessed at \$97,000 and a new building with a proposed value of \$10 million will be constructed. **Staff recommends approval with the condition that a PILOT be established on the property if a Building Permit is not applied for by August 1, 2015.**

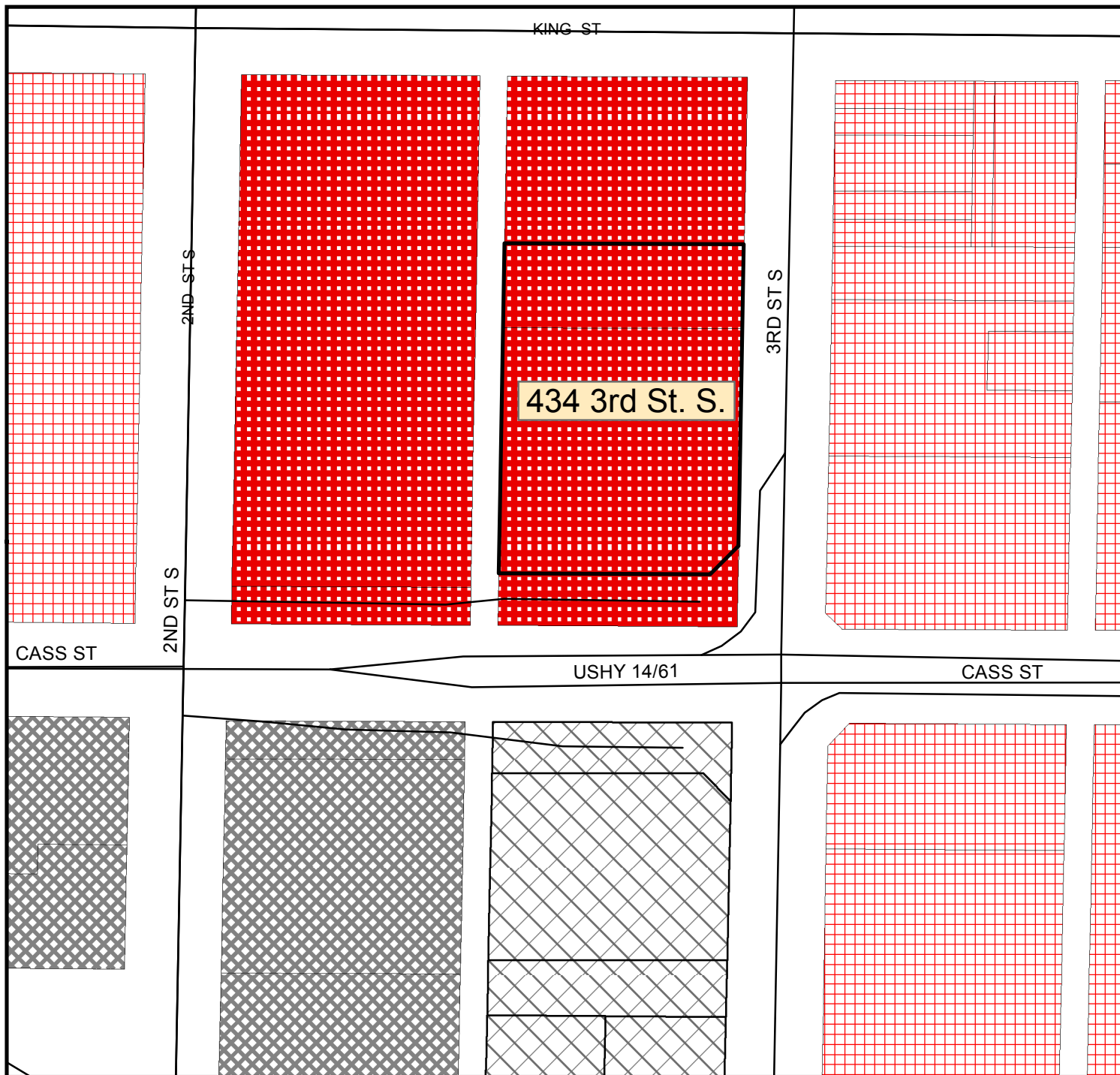


## BASIC ZONING DISTRICTS

	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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	City Limits
	SUBJECT PROPERTY







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