

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

➤ **AGENDA ITEM – 15-0556 (Amy Peterson)**

Application of Aguilera LLC for a Conditional Use Permit at 1243-1245 Badger St. and 507, 513, 517 13th St. N. allowing for demolition of current structures for green space and future development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

As shown on **MAP PC15-0556**, the property for this project is not contiguous. These parcels are proposed for the building located at the corner of 13th Street and Badger Street. The Developer anticipated beginning construction in 2015, however final plans are not complete and thus a building permit has not been issued.

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.

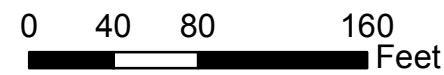
➤ **PLANNING RECOMMENDATION:**

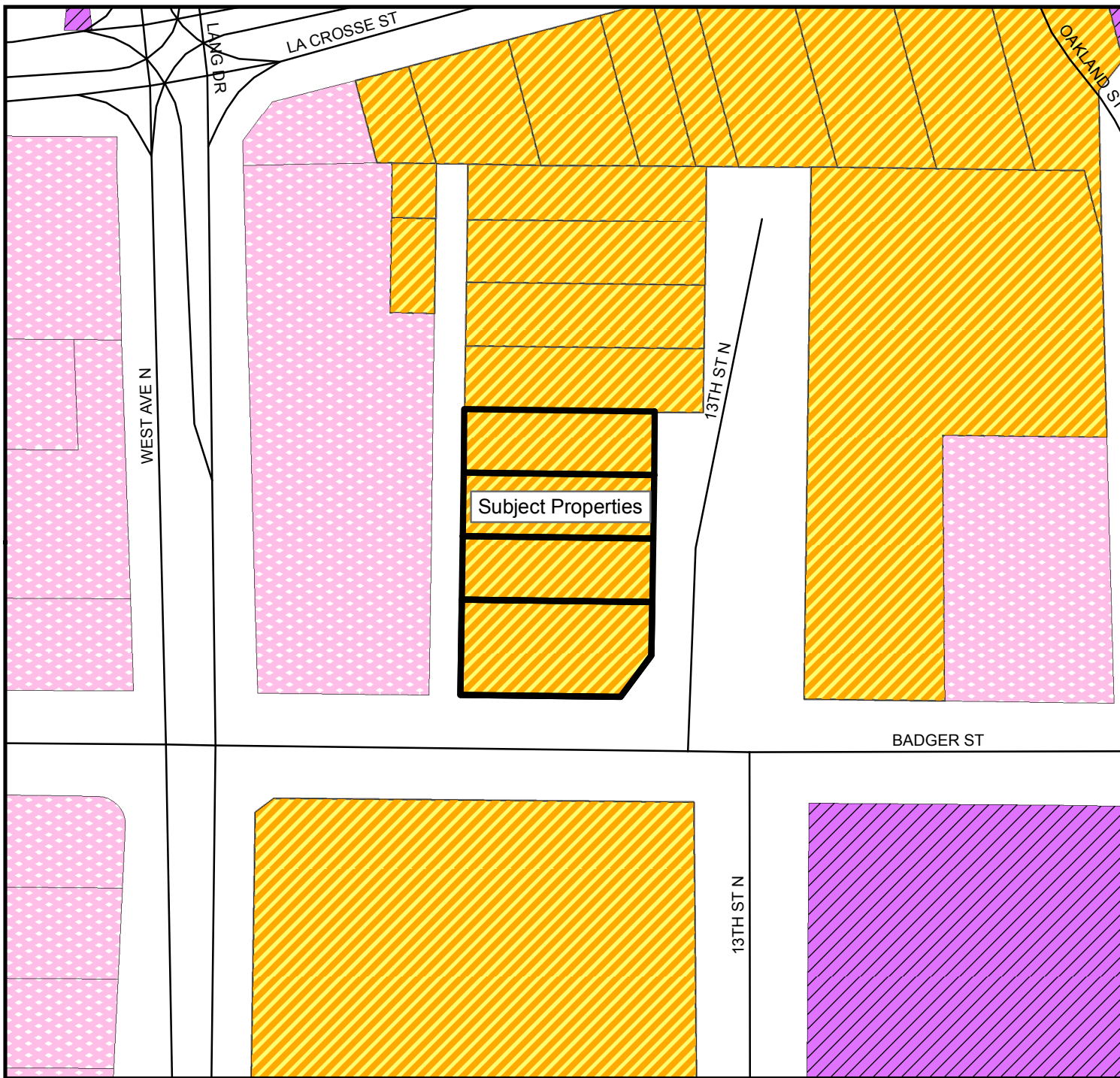
Planning staff recommends approval of this application conditioned that a PILOT payment is established if the entire Aguilera redevelopment is not completed by September 30, 2016.



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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