

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 28, 2016**

➤ **AGENDA ITEM - 16-1109 (Tim Acklin)**

Application of Rick Lommen dba Courtesy Corporation for a Conditional Use Permit to demolish current structures allowing construction of a new McDonald's restaurant at 2419 George Pl., 2417 George Pl., 2425 George St. and 2421-2423 George St.

➤ **ROUTING:** J&A Committee, Public Hearing 11/29/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

This item is related to agenda items 16-1060 & 16-1102. The applicant is requesting to demolish the structures on the properties depicted on attached **MAP PC16-1109**. The applicant has acquired these properties in order to construct a new McDonalds restaurant. The current McDonalds located at 1140 West George Street is being demolished for a new road and the applicant is in the process of relocating the new building to the south. This process includes the acquisition of several properties and homes, vacation of portions of George Place, and the purchasing of land from the City.

The applicant has not completed going through the design review process and is not ready to apply for a Building Permit from the City to construct the new restaurant. However, the applicant would like to begin the process of removing the existing structures so the site is ready for construction once that is completed.

➤ **GENERAL LOCATION:**

2419 George Pl., 2417 George Pl., 2425 George St. and 2421-2423 George St.

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

Rezoning of these parcels to C1-Local Business for this project was approved by the Common Council at their October 13, 2016 Meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

These parcels are depicted as single family housing on the Future Land Use Map in the Comprehensive Land which would not be consistent with the proposed development.

➤ **PLANNING RECOMMENDATION:**

The improvement values of the structures being proposed to be removed are:

2425 George St	\$ 92,600
2421-23 George St	\$116,400
2419 George Place	\$ 26,000
2417 George Place	<u>\$ 19,700</u>
	\$254,700 total

The improvement value of the existing McDonalds is \$432,800

Total improvement value being removed- \$687,500

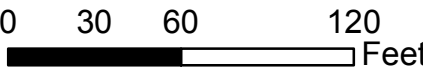
Staff is supportive of the relocation and reconstruction of the McDonalds restaurant. However, it is staff's opinion that they must be held to the same standards as any other institution, business, or developer that wants to remove tax base. **This Application is recommended for approval with the condition that a PILOT payment be established on the properties for the remaining value if the improvement value of the new McDonalds restaurant is less than \$687,500.**

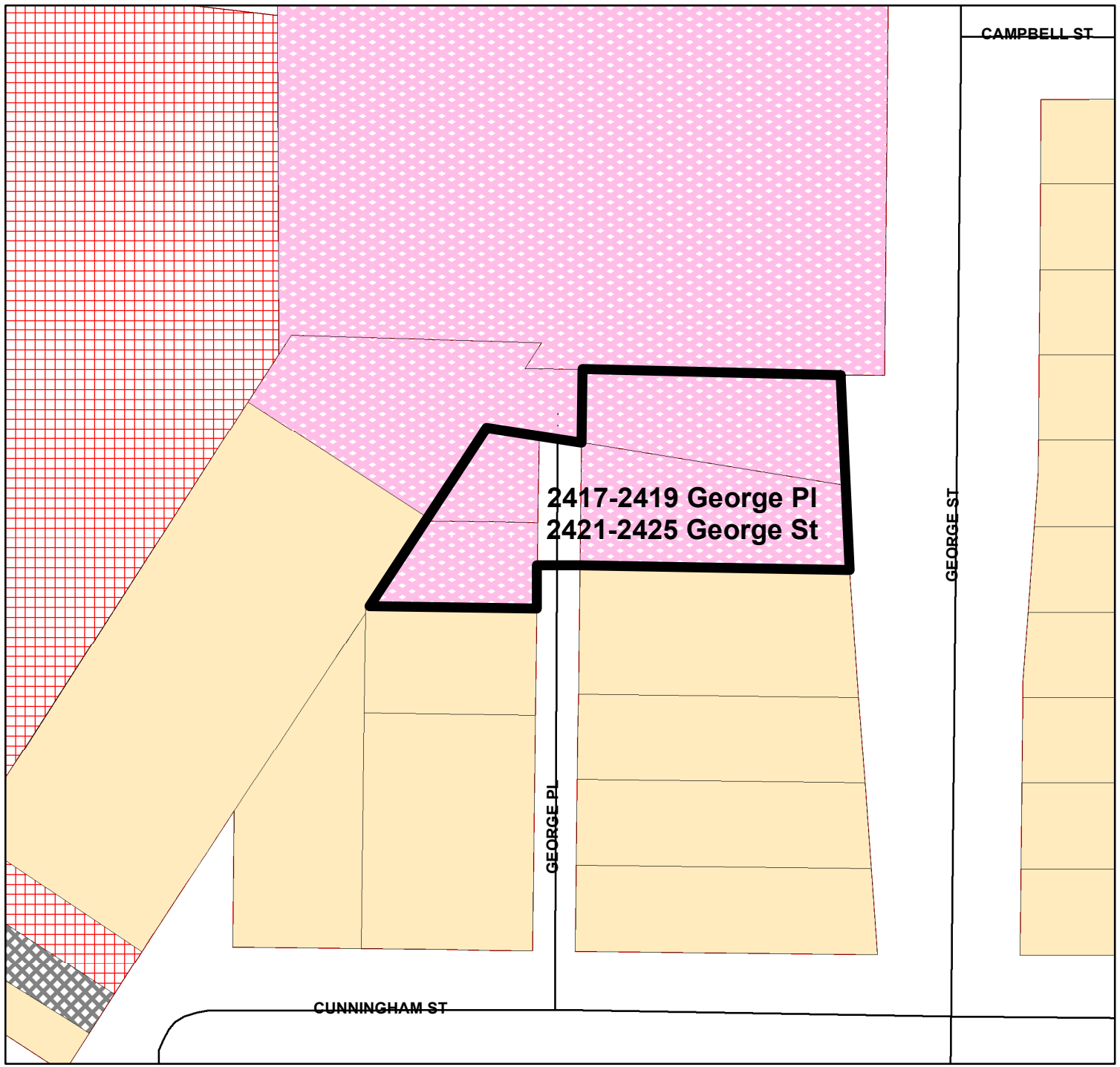


## BASIC ZONING DISTRICTS

	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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