

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 28, 2015**

➤ **AGENDA ITEM – 15-0969 (Jason Gilman)**

Application of VEH Properties, LLC for a waiver of the two-story requirement for new construction at 707, 713, 717, & 721 La Crosse Street which is located within the downtown area as defined in 115-390(1)(e) of the Code of Ordinances of the City of La Crosse.

➤ **ROUTING:** CPC only

➤ **BACKGROUND INFORMATION:**

This item is related to item #15-0937. VEH Properties, LLC is proposing a two tenant, commercial building at 707-721 La Crosse Street. The proposed building height is 20 feet from the ground level to the parapet, however, the building will only contain one occupied story. The intent of section 115-390(1)(e) is to require urban density investment in La Crosse's downtown area as defined by the code of ordinance, which promotes a greater level of investment to offset the costs of downtown infrastructure, and an urban development pattern and atmosphere (in contrast to suburban or rural development patterns), in which land utilization is optimized, architecture dominates the street frontage rather than parking or open space, and mixed, complimentary uses are encouraged.

➤ **GENERAL LOCATION:**

This project is proposed on the parcels located at 707, 713, 717 and 721 La Crosse Street, at the northeast corner of La Crosse Street and 7th Street North. **See attached MAP PC15-0969.**

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

Introduced by the Common Council 9-10-2015

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The current zoning is c-2 Commercial and the proposed use is consistent with the C-2 Commercial land use designation on the City of La Crosse Comprehensive Land Use Plan.

➤ **PLANNING RECOMMENDATION:**
























Due to the commercial design requirements for two story buildings in the downtown area as defined by the City of La Crosse Code of Ordinances, section

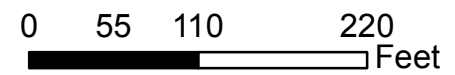
115-390(1)(e) and the intent of this ordinance to promote a greater level of investment to offset the costs of downtown infrastructure, and an urban development pattern and atmosphere (in contrast to suburban or rural development patterns), in which land utilization is optimized, architecture dominates the street frontage rather than parking or open space, and mixed, complimentary uses are encouraged, the Planning Department staff recommends denial of this request.

It should also be noted that the applicant's site plan illustrates a significant amount of off street parking, which could offer, shared on-site parking for a multi-story mixed use development having different parking demand times (residential after hours, versus commercial business hours).

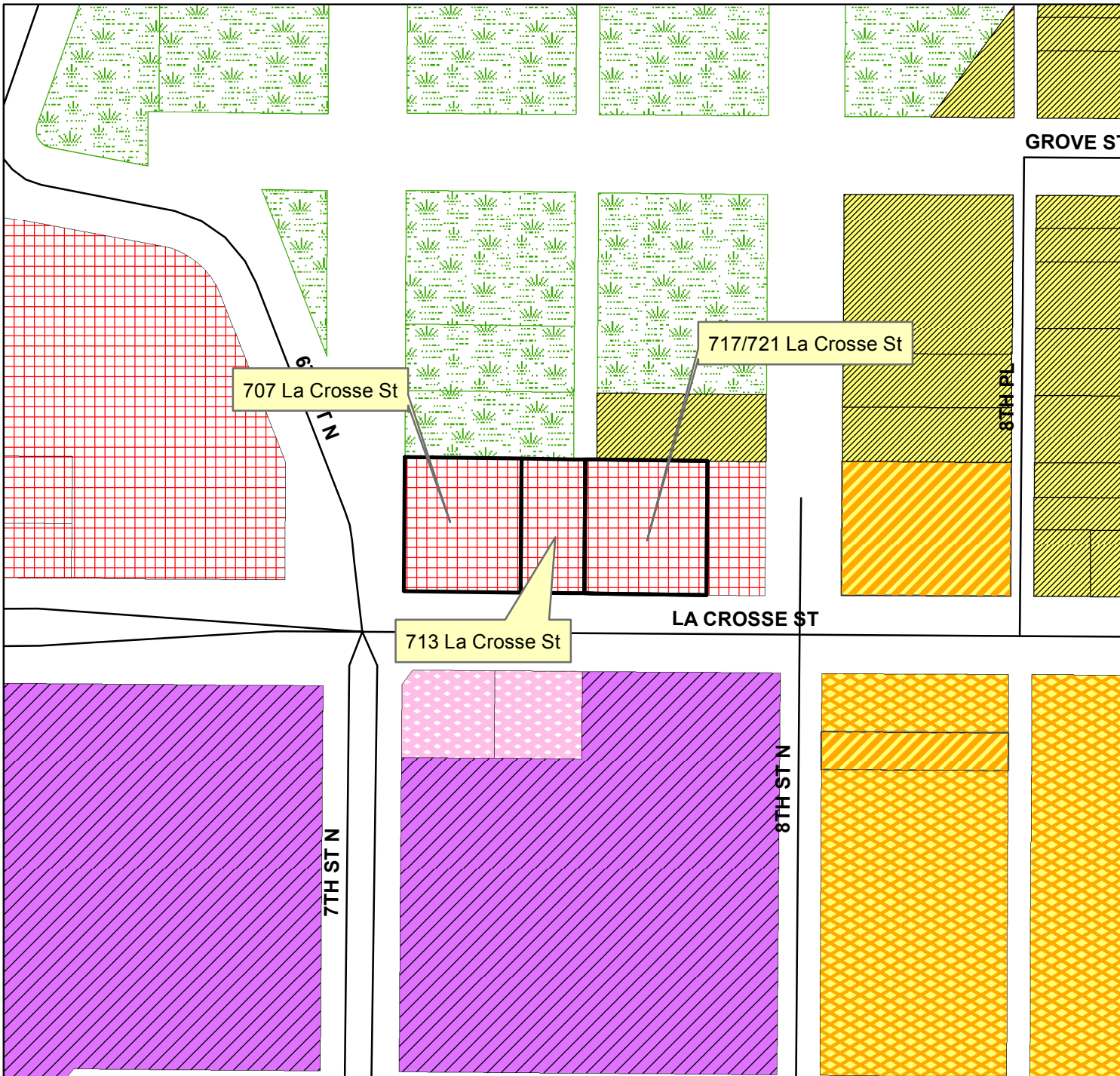


BASIC ZONING DISTRICTS

-  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

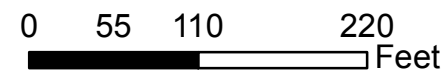


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