

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 1, 2016**

➤ **AGENDA ITEM – 16-0056 (Jason Gilman)**

Application of VSC Corporation for a Conditional Use Permit at 1503-1509 Losey Blvd. S. allowing for demolition of three commercial spaces to provide additional parking.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The owner of the Village Shopping Center VSC Corporation is proposing the demolition of three commercial spaces, one currently occupied by the Village Kitchen Restaurant and two currently vacant. The purpose of the proposed demolition is to create 80 on-site surface parking spaces. The demand for on-site parking is noted in the applicant's cover letter due to current off site leases and a growing customer base primarily from Festival Foods. The current lease with the Village Kitchen expires April of 2016, with the owner noting the current tenant does not want to renew. The owner would like to obtain this permit, to have the demolition and new pavement placed by July 1, 2016.

The subject structure is not on a segregated parcel, so assessed valuation was not available specifically for the building proposed for demolition. Total assessed valuation for the subject building and the strip-style commercial building to the south is listed at \$3.2M approximately.

➤ **GENERAL LOCATION:**

Village Shopping Center, 1503-1509 Losey Boulevard South

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:+**

The City's Comprehensive Land Use Plan indicates this area as Commercial, which allows for accessory parking uses.

➤ **PLANNING RECOMMENDATION:**

The proposed demolition and conversion of use from a structure to accessory parking is within the permitted uses of the commercial zoning district and land use designation in the Comprehensive Plan.

The City's zoning ordinance section 115-356 C requires a mitigation plan for loss of tax base when improvements are removed for parking or open space so a requirement for a payment in lieu of taxes equal to the difference between the improved value and new value with improvements removed must be considered as a condition of approval.

Additionally, it has been brought to the City's attention the value the Village Kitchen has provided neighborhood residents as a meeting/ dining place. While this is a market consideration and not a zoning requirement, it would be worthwhile exploring if the owners have considered some form of replacement for this valuable neighborhood resource.
























The addition of surface parking at various commercial destinations also comes with the concerns of fostering auto-oriented land uses which rely on costly infrastructure networks and while it is apparent the continued success of anchor businesses on the site rely on this amenity, the City promotes neighborhood uses that encourage walkable destinations, lessening the costly impacts of infrastructure needs and promoting urban density and investment to more adequately balance the cost-revenue ratio between development and infrastructure/services.

The recommendation of the Planning Department is to approve the Conditional Use permit with the condition that a PILOT payment is established to mitigate the loss of tax base from the proposed demolition.



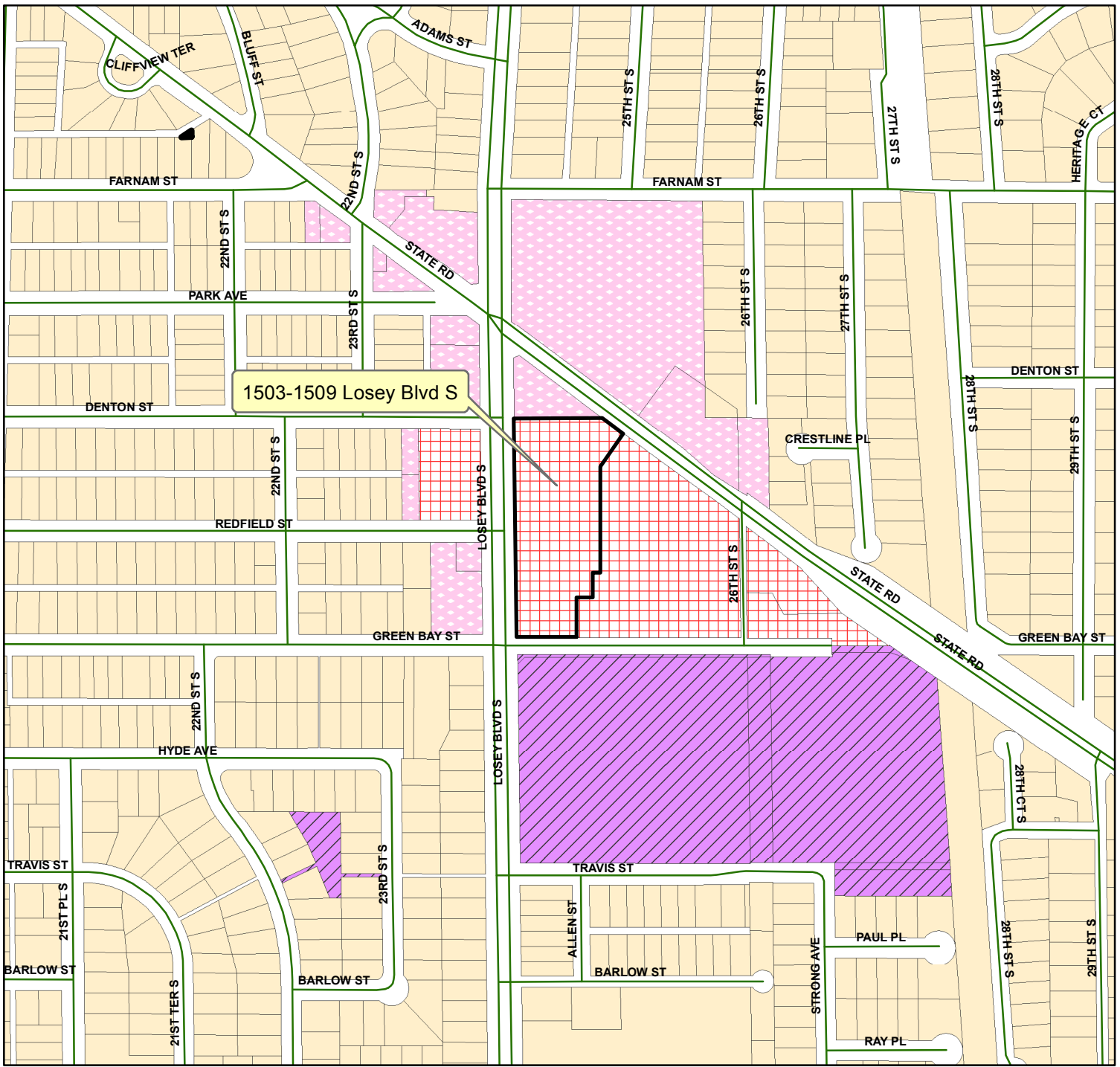
1503-1509 Losey Blvd S

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



0 195 390 780 Feet



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