

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 31, 2016**

➤ **AGENDA ITEM - 16-0482 (Lewis Kuhlman)**

Application of Jansen Dahl dba Automotive Enterprises LLC for a Conditional Use Permit at 410 and 414 Division Street allowing demolition of single family homes for landscaped parking area.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The two parcels combine for a total area of about 5,600 sq. ft., are in the C2-Commercial District, and each contain single residences. Applicant states 410 Division St. has been vacant and is dilapidated and requests permission to demolish the properties for use as parking for 14 vehicles. The parking will serve the adjacent property at 400 Division St. which applicant intends to use as a detailing center. The property at 400 Division St. has 3 parking spaces, which will be removed according to the site plan. The area of the parking and drive aisle is not listed in the site plan. It is adjacent to Dahl Automotive on the west, Safelite AutoGlass and a house to the north, and housing to the east and south.

➤ **GENERAL LOCATION:**

Washburn Nbhd. E of 4th St. by former Z's Landscaping - see attached **MAP 16-0482.**

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This Conditional Use Permit is not consistent with the adopted comprehensive plan. The plan recommends against automobile-oriented development, and the Future Land Use map has identified these parcels as High Intensity Retail, Office, or Housing.

➤ **PLANNING RECOMMENDATION:**

Planning Staff recommends approval of this Conditional Use Permit with the following conditions:

- 1) Applicant shall reduce number of curb cuts on the overall site to one on each adjacent street and is encouraged to reorient parking to use the adjacent**

alley way for access.

- 2) Applicant shall create a buffer or curb along the entire sidewalk to prevent cars from driving over it.**
- 3) Both parcels shall be requested to be combined into 400 Division Street at the same time a Demolition Permit is applied for.**

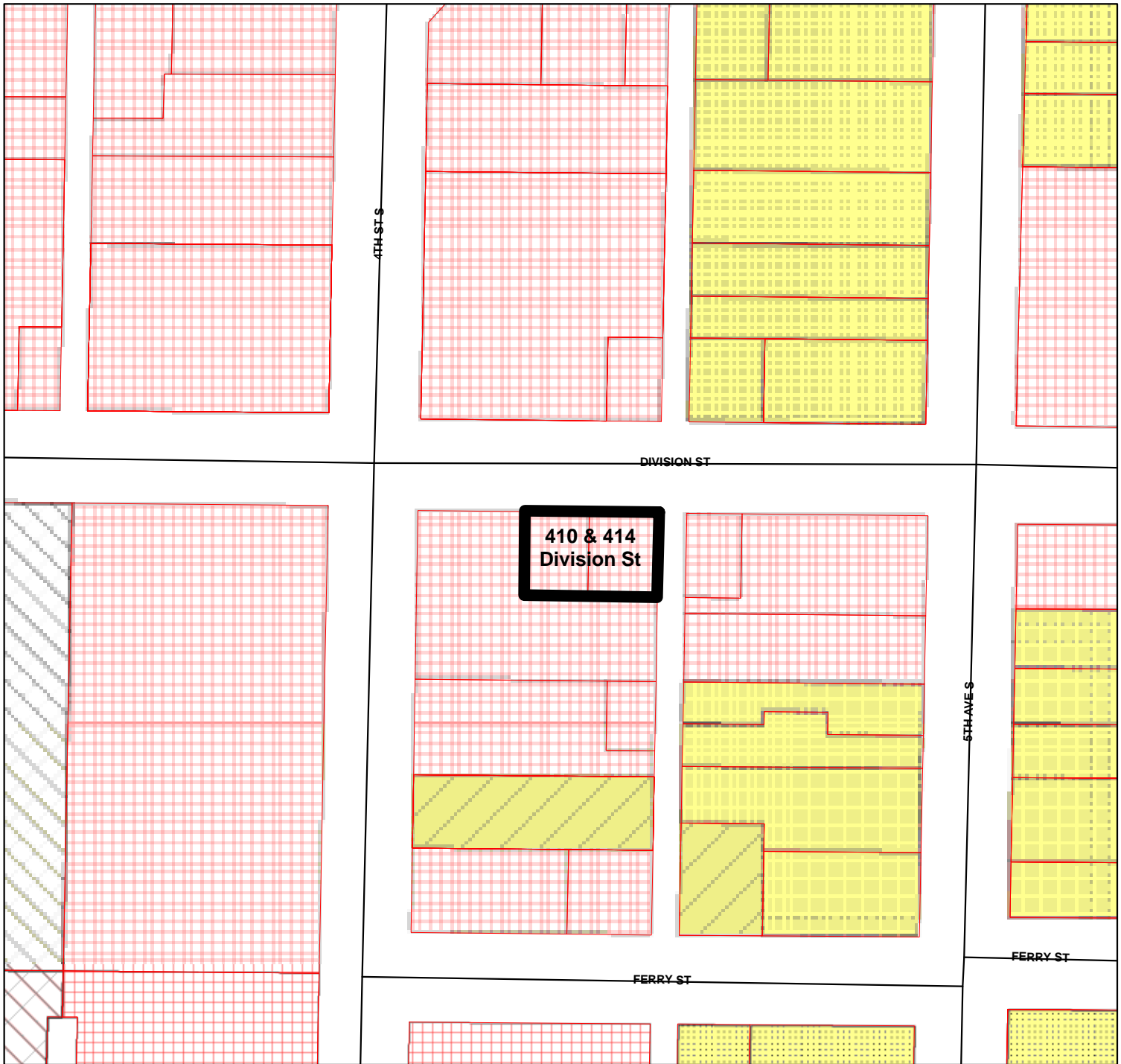
The City's zoning code is somewhat at odds with the comprehensive plan when it comes to parking standards. While redevelopment is desirable, auto-oriented development is not, especially near downtown. However, the intention of these conditions is to balance the site's need for parking with a pedestrian friendly public realm.

Reducing the number of curb cuts creates fewer conflict points with pedestrians and makes sidewalks easier for those with disabilities. Fewer curb cuts also allows for more on-street parking which has been shown to slow traffic and provide an additional buffer for pedestrians. Planning staff identified the western-most driveway at 400 Division Street and the shared driveway between 410 and 414 Division Street for removal.
























Interior buffers or curbs along the sidewalk will improve feelings of safety among pedestrians as well. Numerous sidewalks that are not buffered or curbed from parking aisles and spaces can be observed with tire tracks over them, including those at City Hall.

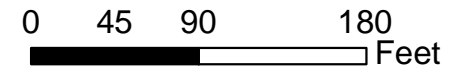
While not required, applicant is strongly encouraged to work with the City to remove the concrete portion of the boulevard – not including the sidewalk – on 4th St. as part of the landscaping of the overall site and to be consistent with neighboring properties.

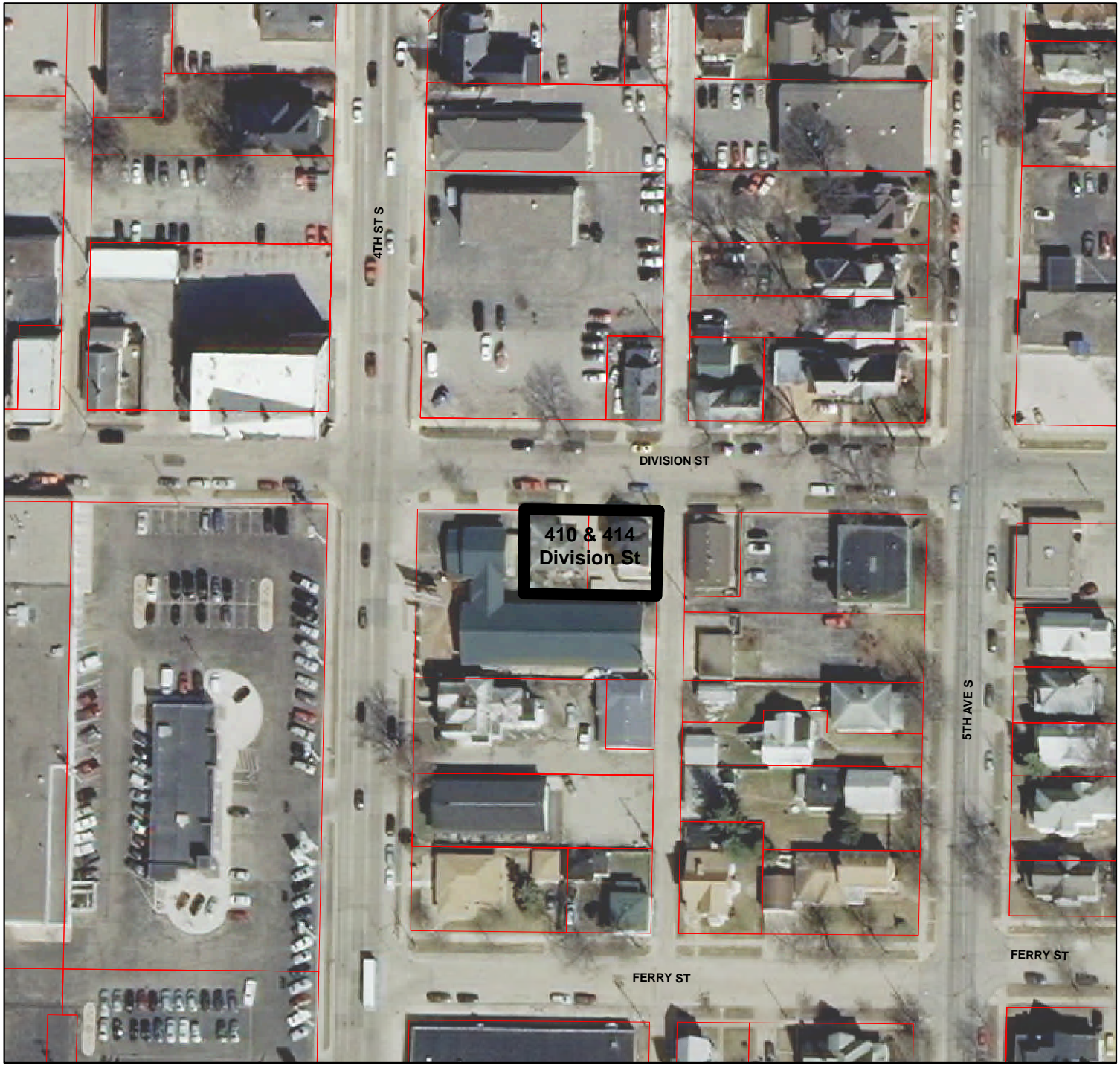
Normally, Planning staff would recommend a payment in lieu of taxes, but here the City could benefit more from the pedestrian improvements in the conditions above, as well as the value they will add to the overall site. The conditions may be costly, and hopefully the property value of the overall site will increase. Because of the cost and improved property value, staff would be willing to forgo the payment in lieu of taxes.



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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