

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 23, 2015**

➤ **AGENDA ITEM – 15-0584 (Tim Acklin)**

Application of The Fenigor Group, LLC for a Conditional Use Permit at 500 Prospect Street, 513 Harvey Street and a parcel on Island Street (Parcel ID 17-10213-091) allowing for asphalt parking lots for residential and commercial uses located at 1407-1501 St. Andrew Street.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is requesting to use the parcels depicted on attached MAP PC15-0584 as satellite parking lots to meet their off-street parking requirement for the residential and commercial uses located at 1407 & 1501 St Andrew Street.

In October 2014 the Common Council approved the rezoning of 1407 & 1501 St Andrew Street to Local Business in support of the Fenigor Group developing the upper floors of the former Rubber Mills Building into residential apartments. As a result of rezoning to Local Business from Industrial, off-street parking is required for all uses within the complex. In order to meet that requirement, the applicant is requesting to dedicate the three subject properties for parking, which includes their existing 135 parking spaces located on 500 Prospect Street and 513 Harvey Street and 84 parking spaces on their Island Street property for a total of 219 spaces. A copy of their parking lot plan is attached.

➤ **GENERAL LOCATION:**

Southside of St Andrew Street between Wood Street & Harvey Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map of the Comprehensive Plan depicts this area as Light Industrial which is not consistent with the proposed use.

➤ **PLANNING RECOMMENDATION:**

500 Prospect Street and 513 Harvey Street are currently paved and have been used for parking for the existing retail and office space currently. The Island Street property is a gravel lot. All three properties are zoned either Light Industrial or Heavy Industrial.

There is a platted alley between the 500 Prospect Street and 513 Harvey Street properties. A portion of this alley would need to be vacated for the proposed parking plan to be valid.
























The applicant is required to have 346 parking spaces to meet their off-street parking requirement. The applicant's proposed parking plan shows 349 spaces. However, 15 of the proposed spaces are located on 528 Loomis Street, a parcel that is not owned by the applicant and cannot contribute to the total amount of required parking spaces. The applicant needs to provide at least 12 more spaces to make up the difference. In addition, 66 of the proposed spaces are on an adjacent lot that is owned by Reinhart Foods. Staff is of the understanding that the applicant is working on an agreement to purchase a portion of the land but it does not appear that it has been finalized yet.


This application is recommended for approval with the following conditions:

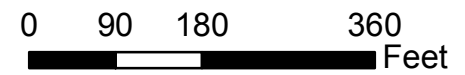
- 1) Partial vacation of the north/south alley between St Andrew St, Harvey Street, Island Street, and Prospect Street.**
- 2) The applicant's parcels on 500 Prospect Street and 513 Harvey Street must be combined if a street vacation is approved.**
- 3) The portion of the Reinhart Foods lot is purchased and combined into 1407 & 1501 St Andrew Street.**
- 4) At least 12 additional spaces are provided on the Island Street parking lot to meet the 346 requirement.**
- 5) All proposed parking spaces shall not be less than 8.5 x 17ft in dimension.**
- 6) All proposed drive aisles must have at least a 22ft width.**
- 7) All proposed parking spaces on every lot must be striped.**
- 8) Island street lot and lot adjacent to building on west side, must be paved and landscaped in accordance with the City's Commercial Design Standards.**
- 9) A revised parking lot plan depicting items #1-8 above is submitted and approved by Planning Department staff.**
- 10) An Occupancy Permit is not to be issued for any residential portion of the building until the above conditions have been met.**

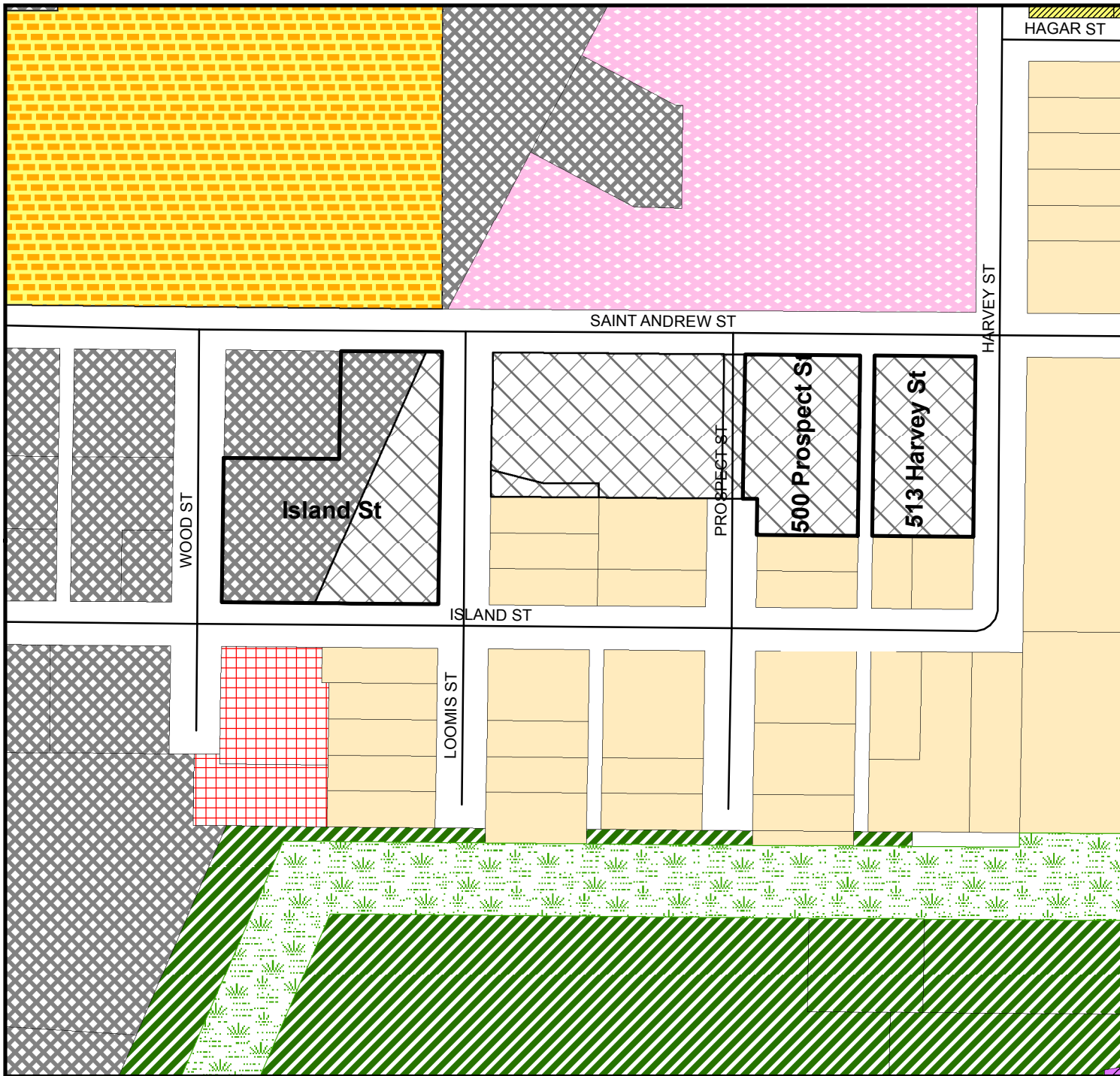


BASIC ZONING DISTRICTS

	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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