

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
January 4, 2021**

Ø **AGENDA ITEM – 20-1706 (Jack Zabrowski)**

Application of Jeff Fennie for a Conditional Use Permit at 921 West Ave. S. allowing demolition of structure for parking lot.

Ø **ROUTING:** J&A 1/5/2021

Ø **BACKGROUND INFORMATION:**

The applicant is requesting a Conditional Use Permit (CUP) to demolish a structure at 921 West Avenue South. The building was built in 1920 is 2,972 square feet and in 2019 the land was assessed at \$65,500 and the building was assessed at \$50,800 for a total of \$116,300. The parcel is currently zoned Local Business C1. The building would need significant renovation and rezoning to serve as a single-family residence as it has always been used as a commercial space and it is in disrepair. The owner has considered developing the property but given the current lack of demand for commercial space opted to create a parking lot as a place holder for future development.

Coulee Council on Addictions had historically occupied the building at 921 West Avenue prior to their move and they sold the building to the applicant about a year and half ago. The structure is currently unoccupied and the applicant states that “he would like to demolish it to avoid break-ins” and repurpose the parcel as overflow parking for his restaurant, Taco John’s, directly adjacent to the south.

Sec. 115-342(3)(d)(e) of La Crosse Municipal code establishes approval criteria for Conditional Use Permits. No application for a conditional use shall be recommended, approved, or granted by the City Plan Commission unless the Commission shall find all of the following:

d. Use will not have significant adverse impacts on the livability of nearby residential-zoned lands due to:

1. Noise, glare from lights, late-night operations, odors, and litter; and
2. Privacy and safety issues;

e. Any differences in appearance or scale (from the surrounding area) will be mitigated through setbacks, screening, landscaping, or other design features;

The applicant would need to provide mitigation in differences in appearance or scale to the neighboring residential property through; setback, screening, landscaping or other design features and ensure that there is no adverse impact on the livability of due to noise, glare from lights, late-night operations, odors and litter in order to receive a Conditional Use Permit.

Ø **GENERAL LOCATION:**

150 feet to the north of the intersection of West Avenue and Jackson Street on the East side of West Avenue adjacent to Taco John's restaurant.

Ø **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map specifies that this parcel be Single Family Housing. The possibility exists that someone could build a home on this parcel; However, given the barrier to walkability, mobility, noise and pollution that West Avenue presents it is very unlikely that someone would invest in building a new home on this roadway. A parking lot would facilitate the adjacent business and may be a good place holder until it can be developed as commercial property as the owner desires.

Ø **PLANNING RECOMMENDATION:**

**Planning staff recommend approval of the Conditional Use Permit at 921 West Ave. S. allowing demolition of structure for a parking lot with the condition that the applicant complies with La Crosse Municipal Code Sec. 115-342(3)(d) and (e) to protect the livability of the neighboring residential property.**

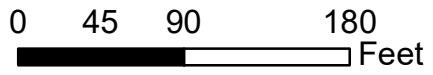
**Planning staff recommend a six-foot privacy fence for the entirety of the property line, as an initial step to comply with code requirements to avoid significant adverse impacts on the livability of nearby residential-zoned lands. Consensus on further mitigation; screening, landscaping, setbacks or other design features should be agreed upon with the property owner at 915 West Ave.**

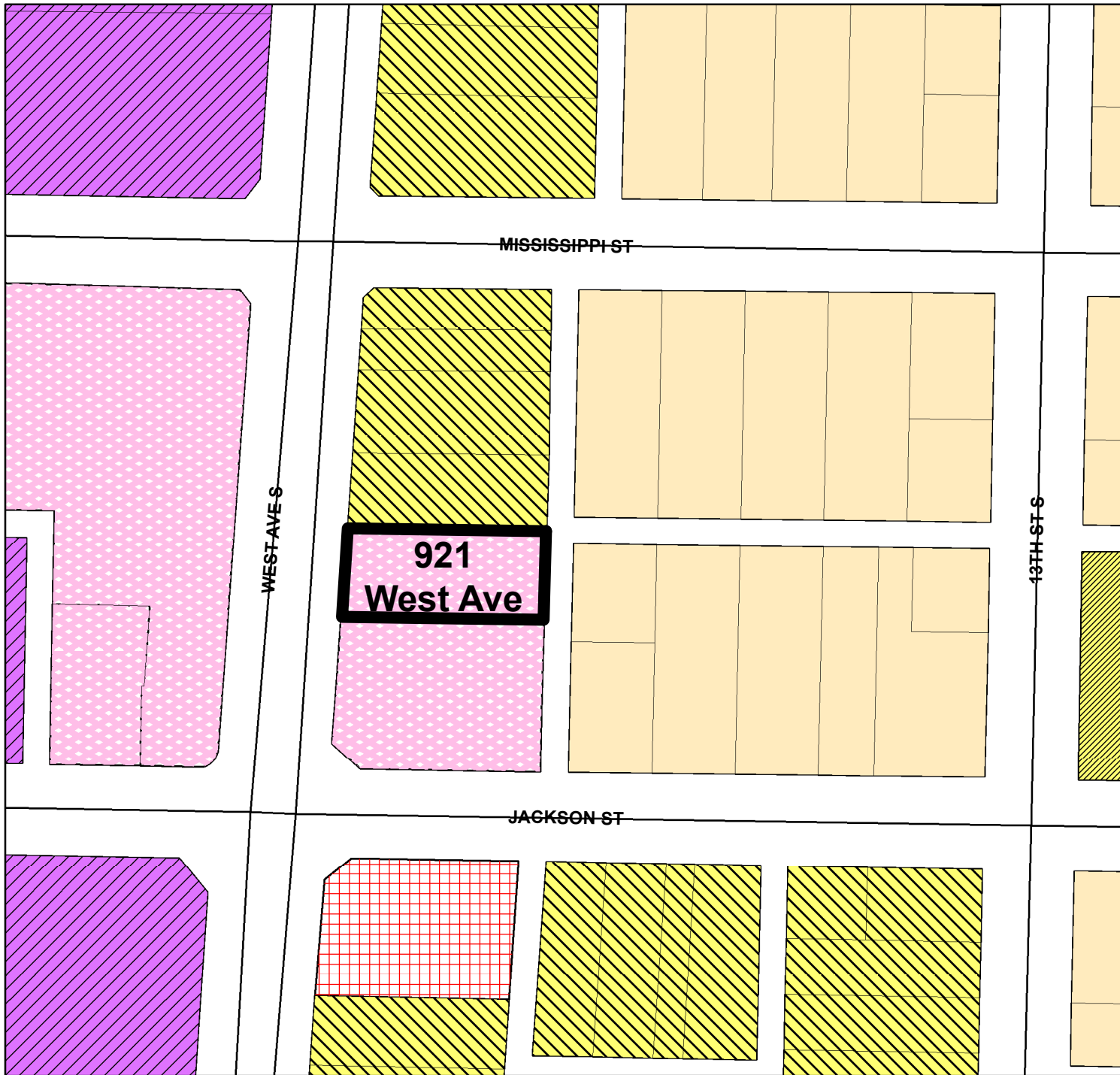


## BASIC ZONING DISTRICTS

	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
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