

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 28, 2014

➤ **AGENDA ITEM – PC2014-04-28-10**

Request for Exception to Standards for Commercial Design by La Crosse Hotel Group LLC for the hotel project at 2nd and La Crosse Streets allowing for a waiver of landscape buffer and parking setback requirements.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The applicant is requesting an exception for two Commercial Design Standards on the property depicted on attached **MAP PC2014-04-28-10**. The applicant is proposing to build a Hampton Inn & Suites. During design review for the building it was determined that exceptions to the requirements were needed. Plans for the building are attached. The applicant is requesting an exception for the following requirements:

- 1) Minimum setback for parking stalls and drives must be five (5) feet from all property lines.
The applicant meets this requirement for all property lines except for the drive way located along the southwest property line. The proposed setback for this drive is two (2) feet.
- 2) Parking area shall be separated from the primary building by a landscaped buffer. Portions of the building are not separated from the parking area by a landscaped buffer and are separated by sidewalks.

➤ **GENERAL LOCATION:**

Southeast corner of 2nd & La Crosse Streets

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

The Commercial Design Review Committee conditionally approved this project at their April 11, 2014 meeting.

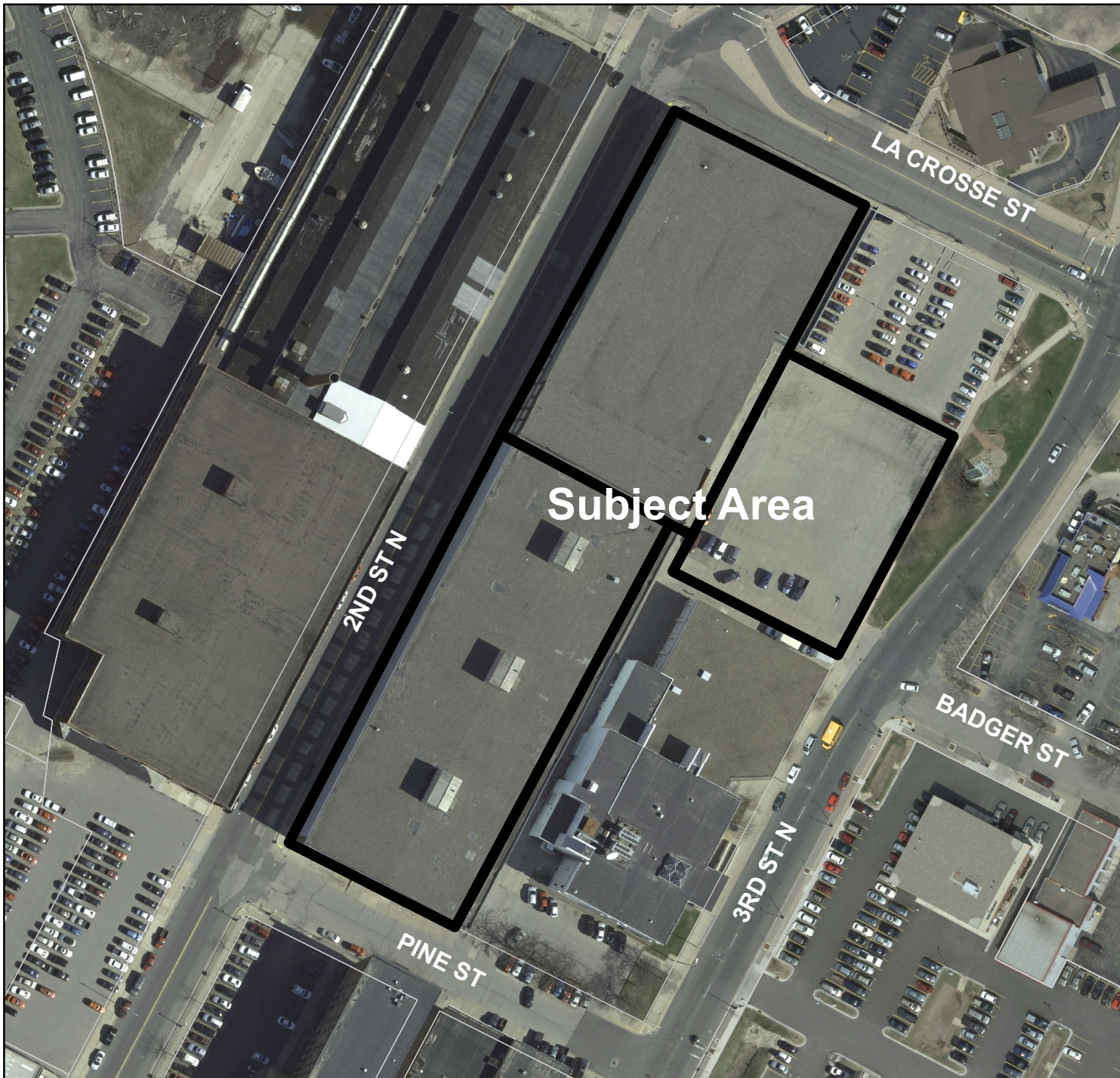
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This property is zoned Community Business (C-3) which is consistent with the Future Land Use Map in the Comprehensive Plan. Also, redevelopment of underutilized sites is a primary objective in the Economic Development component of the Comprehensive Plan.
























➤ **PLANNING RECOMMENDATION:**

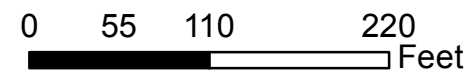
It is not anticipated that these exceptions will have a negative impact on the project or the surrounding properties. The amount of landscaping proposed on the site and around other parts of the building more than offset the small areas between the building and parking area that have no landscaping. Currently there is no landscaping on the property. Also, the two (2) foot setback is for a driveway only and not for parking which is less detrimental to the site. It will be adjacent to a parcel that will be used as green space until it is developed. **These requests are recommended for approval.**

PC2014-04-28-10

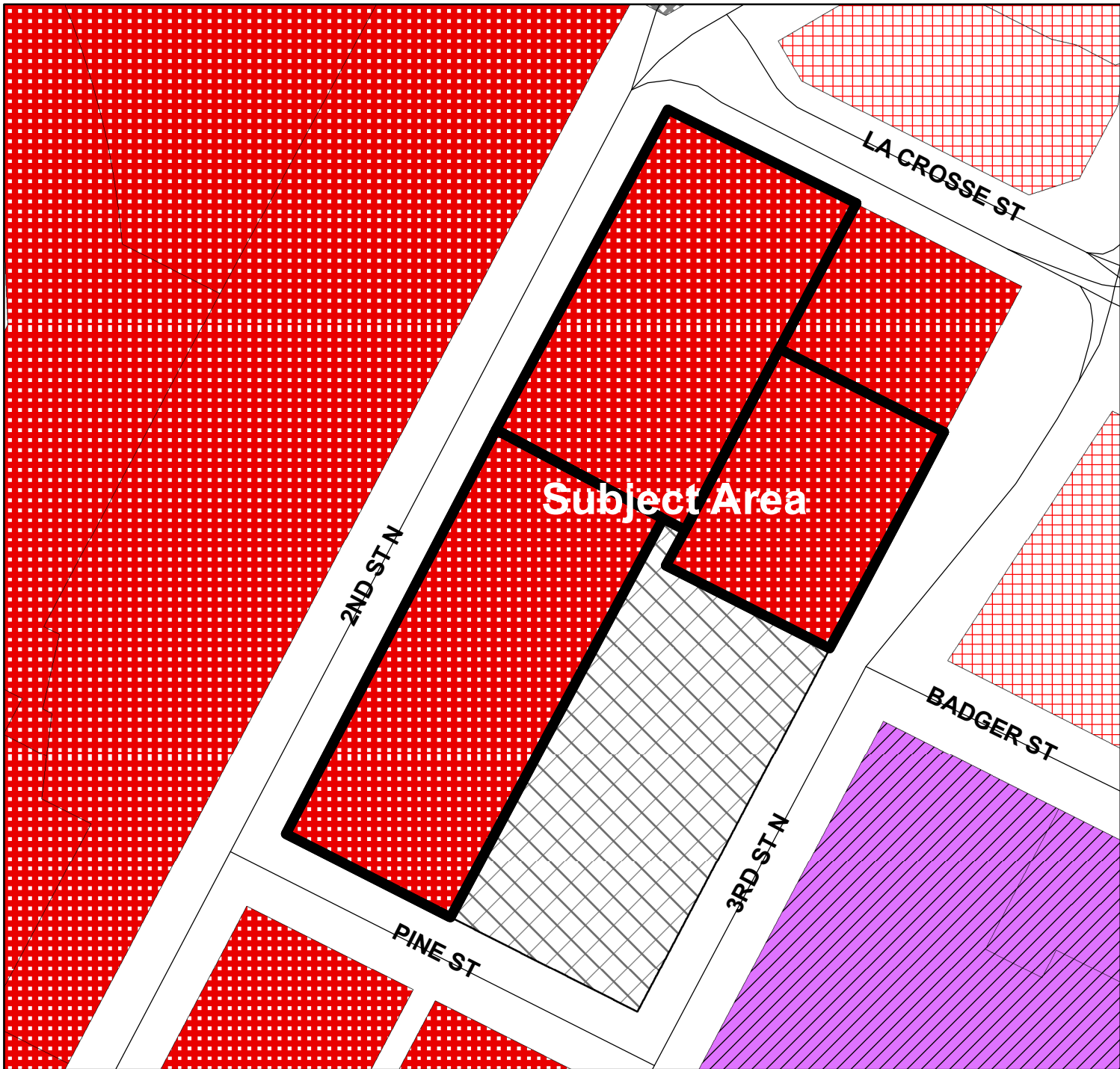


BASIC ZONING DISTRICTS

-  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

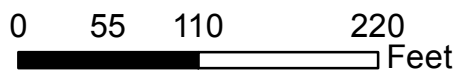


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