

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 2, 2019**

- **AGENDA ITEM – 18-1732 (Lewis Kuhlman)**
Request for Exception to Standards for Commercial Design by Castle Headquarters, LLC allowing for exception to parking requirements for new buildings at 2216 State Road 16.

- **ROUTING:** J&A 2-5-2019

- **BACKGROUND INFORMATION:**
The site plan does not meet the design standards of [Sec. 115-550\(b\)](#) requiring that “No parking stall may be closer to the street than the building setback line or the building...” Applicants are allowed to request a waiver from these standards. This parcel has a double-frontage with a parking lot on each side – one with access from the Hwy 16 frontage road and the other with access from Sunset Ln. They have 36 and 4 parking stalls, respectively. The parking lot off the frontage road meets the setback standards and has 36 stalls and two 22 foot-wide driveways. The parking lot off Sunset Ln. is between the second story’s front of the building and the street. It has 4 parking stalls and one 44 foot-wide driveway. Due to a grade difference, the second story is about the elevation of Sunset Ln. A stairwell would need to be added in lieu of the Sunset Ln. parking lot. Both parking lots will meet the standards requiring landscaping buffers.

- **GENERAL LOCATION:**
On Highway 16’s frontage road approximately half a mile north of the intersection of Gillette and Highway 16 as depicted in Map 18-1732. It is on the opposite side of highway from the La Crosse River Marsh and is adjacent to residential lots. Further south on the frontage road are the La Crosse Veterinary Clinic and various businesses.

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

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
A land use objective in the comprehensive plan is to enhance commercial corridors, including planning adjacent land use in a manner supportive of the functional classification of the road.

- **PLANNING RECOMMENDATION:**
Approval – The design standards do not endorse or accommodate auto-oriented, highway strip development, so it is difficult to apply its intentions on this parcel: the nearest bus stop at Hwy 16 & Cty Rd B is over a quarter mile walk away, existing setback patterns in the area have parking in the front of buildings; and there are not sidewalks adjacent to the parcel.