

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
May 2, 2016**

➤ **AGENDA ITEM - 16-0360 (Tim Acklin)**

Application of River Bank for a Conditional Use Permit at 1214 and 1216 Rose Street to demolish structures allowing for parking and green space.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a Conditional Use Permit for the properties depicted on attached **MAP PC16-0360** in order to demolish the existing residential structures for surface parking and green space. The applicant, River Bank, has indicated that 1214 Rose Street is currently gutted to the 2x4's and has been vacant for quite some time. 1216 Rose Street is an existing 2 bedroom rental property that is in disrepair. By demolishing the properties the applicant will be adding 10 paved parking spaces on half of the 1216 Rose Street property and converting the other half of the parcel and all of 1214 Rose Street to green space. The applicant has stated that a future expansion of the bank has been discussed but no immediate plans are taking place. A Site plan for the proposed parking area is attached as part of the Legislation and a Letter of Support from the North La Crosse Business Association is attached as part of this staff report.

➤ **GENERAL LOCATION:**

1214 & 1216 Rose Street

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is designated as High Intensity Retail, Office, or Housing on the Future Land Use Map in the Comprehensive Plan. The removal of the residences and the anticipated expansion of the bank would make this consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**




It is unclear when, or if, River Bank will be moving forward with an expansion of their current building which makes it hard to determine if the removal of these buildings for surface parking and green space is in the best interest of the neighborhood.

Fortunately, the City is in the early stages of developing a Master Plan for the Hwy 53 Corridor that will include an Economic Development and land use component that can provide direction for future development. It would be beneficial for the City Plan Commission and Common Council to know what the applicant's long term plan is for these lots. **This application is recommended for approval with the following conditions:**

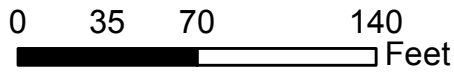
- 1) A PILOT payment is established for both 1214 & 1216 Rose Street.**
- 2) Parking is only permitted on the 10 spaces that are depicted on the proposed Site Plan. No parking shall occur on the remaining portion of 1216 Rose Street or any portion of 1214 Rose Street.**
- 3) The proposed green space shall be seeded and maintained as required by the La Crosse Municipal Code.**

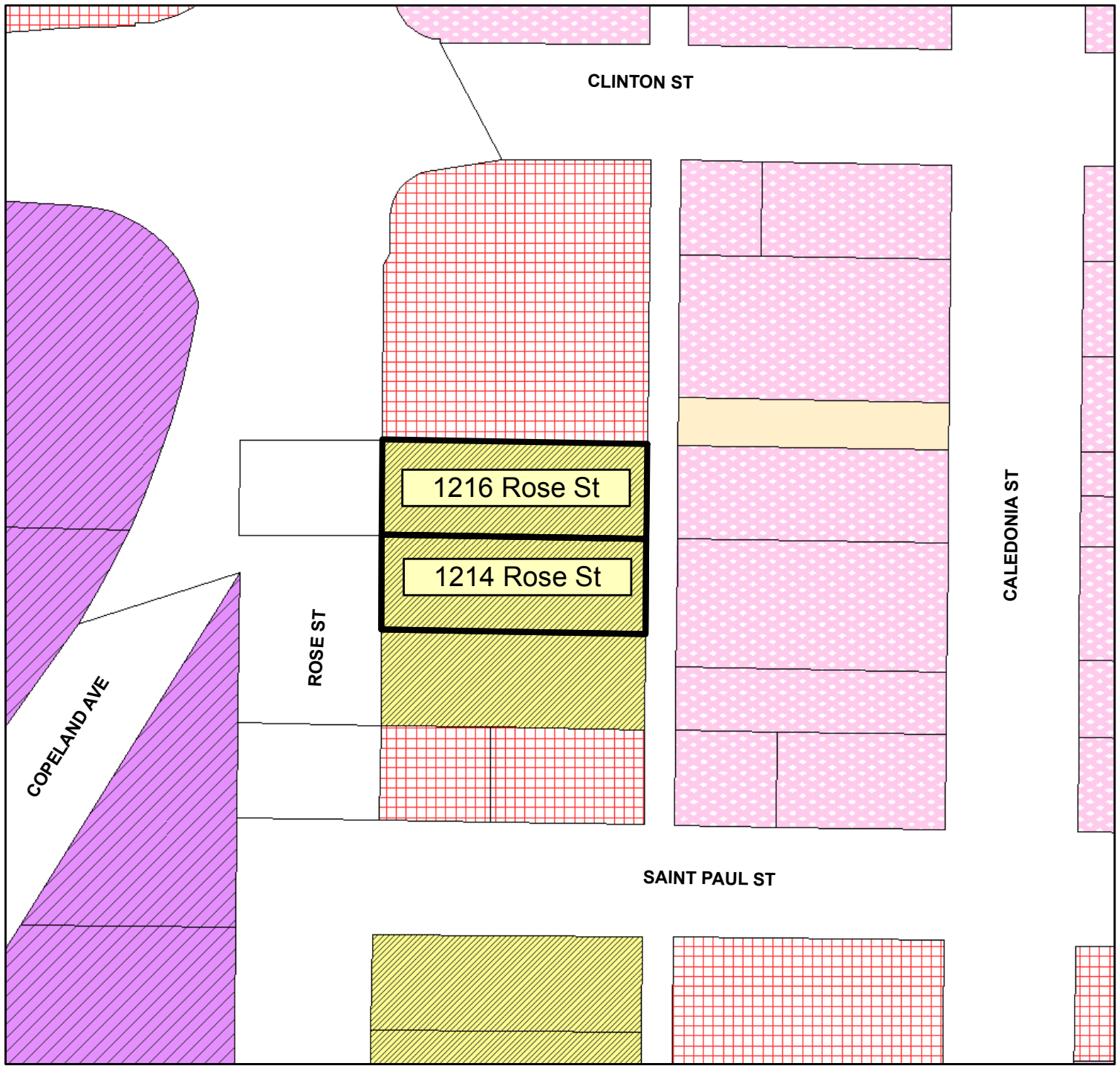


## BASIC ZONING DISTRICTS

	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

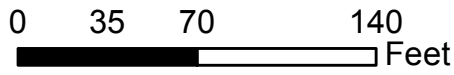






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April 26<sup>th</sup>, 2016

Dear La Crosse City Planning Commission & City Council Members,

As president of the North La Crosse Business Association and a neighboring property owner, I'm writing this letter in full support of the application for a conditional use permit by River Bank for the properties located at 1212 & 1216 Rose St.

River Bank is taking a very proactive step in cleaning up the block by purchasing and razing these buildings. The duplex at 1212 Rose St. has been abandoned with power shut off for over a decade. It is a nuisance property, a danger to public safety and is in need of removal. Additionally, the home at 1216 Rose St. has fallen into substantial disrepair under the previous owner's tenure.

Demolishing these structures will allow River Bank to grow their business and expand their facility, while also opening up the southern lot for potential redevelopment. All good for North La Crosse.

Thank you all for your efforts and I hope you'll support River Bank in this step forward for North La Crosse.

Most Sincerely,

A handwritten signature in black ink, appearing to read "N. Roush", is written over a horizontal line.

Nick Roush  
President  
North La Crosse Business Association