

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 28, 2021**

Ø **AGENDA ITEM – 21-0850 (Tim Acklin)**

Application of Carson Real Estate LLC for a Conditional Use Permit at 1011 10th St S allowing for removal of structure and creation of patio area, additional parking, and area for dumpster and storage.

Ø **ROUTING:** J&A 6.29.21

Ø **BACKGROUND INFORMATION:**

The applicant (Houghton's) is requesting to demolish the existing building on the parcel depicted on attached **MAP PC21-0850** in order to combine the parcel with the parcel is Houghton's is located on and create outside dining, construct a dumpster enclosure, and provide some additional surface parking.

The existing building is currently vacant (4 years) but has historically been used for commercial/retail purposes. It is a flat-roofed, rectangle building with metal siding on three facades.





The 2021 assessed value for this property is:

Land-	\$17,700
Improvement	\$35,900
Total	\$53,600

The 2020 amount of taxes paid on the property was \$1,301.71

The proposed outdoor seating area is approximately 22'x39' in size. The applicant will also be constructing a refuse and recycling enclosure for the existing containers. The increase in the amount of parking spaces is five.

A copy of the proposed Site Plan is attached.

Ø **GENERAL LOCATION:**

1011 10th Street S. Just south of Houghton's restaurant and the intersection of Jackson and 10th Streets.

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

N/A

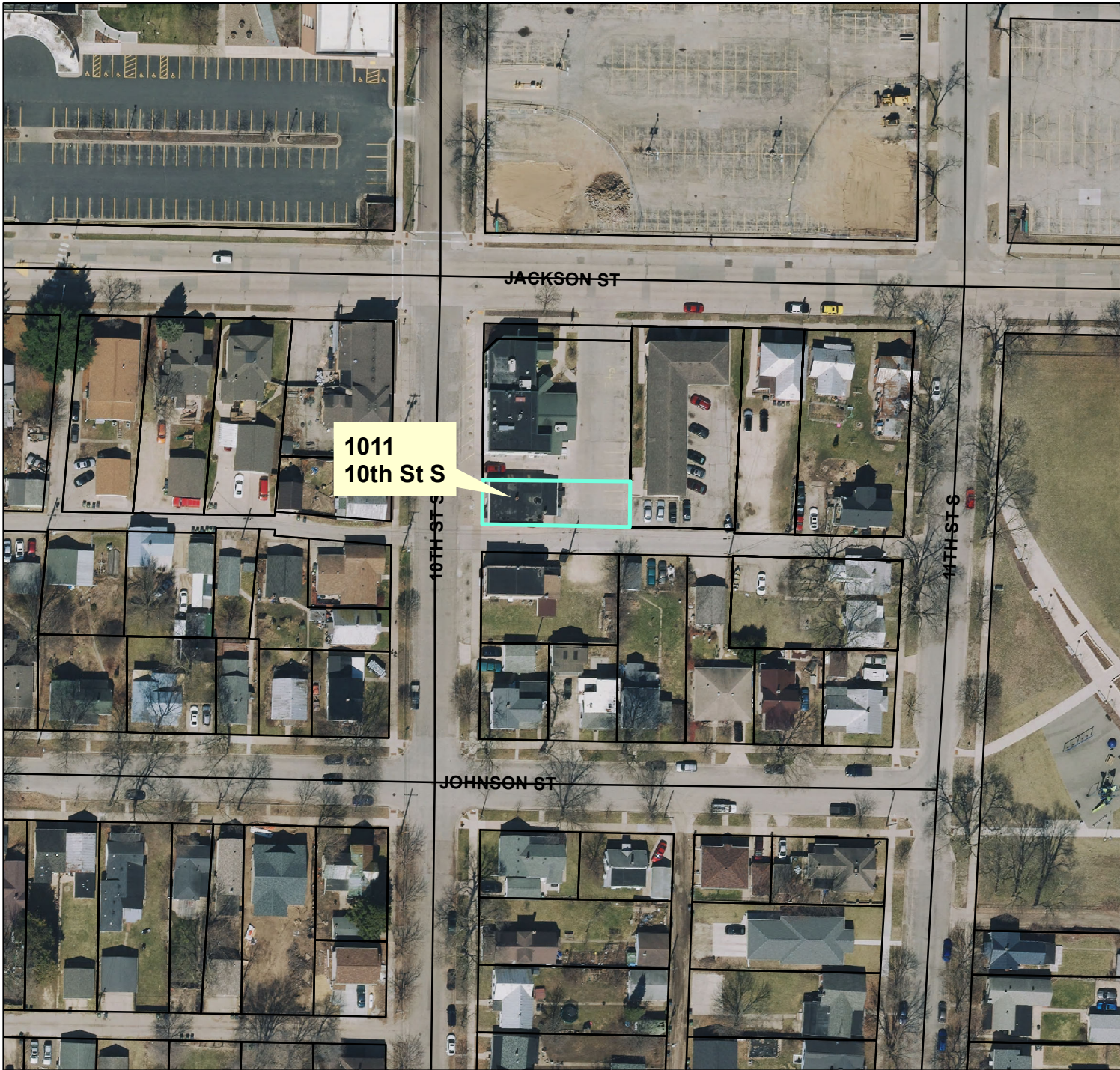
Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Enhancing commercial corridors through appearance and design is a major objective in the Land Use Element.




















Ø **PLANNING RECOMMENDATION:**

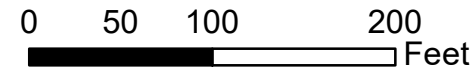
While staff typically is opposed to the removal of smaller commercial spaces that can be used as incubator spaces for new businesses, this building is unlikely to be used in that fashion due to its existing condition. Additionally, the applicant is proposing to use a significant portion of the parcel to expand their existing business for outside dining, which has become highly desirable. This request will also provide the opportunity for the applicant to screen the existing refuse facilities.

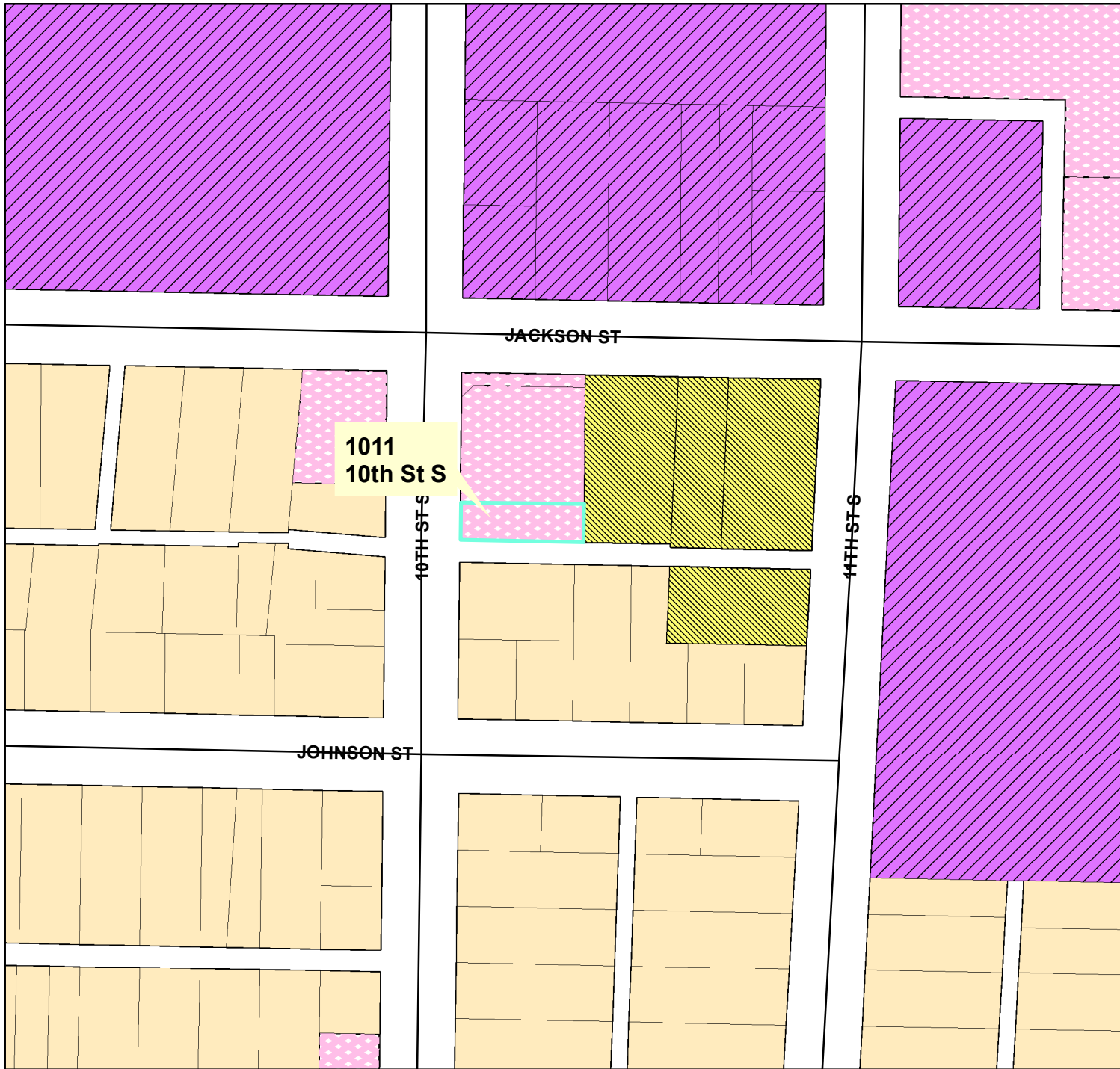
This item is recommended for approval with the condition that a PILOT agreement be established on the property.



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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