

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 28, 2016**

➤ **AGENDA ITEM – 16-1108 (Lewis Kuhlman)**

Application of Desmond Investments II LLC for a Conditional Use Permit to demolish structure allowing for vehicle turnaround, drop off and temporary parking at 312-316 7th St. S.

➤ **ROUTING:** J&A Committee, Public Hearing 11/29/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Applicant wants to demolish a multiple-unit residence on a 3,920 sq. ft. lot in the C2-Commercial District. The residence is vacant and in poor condition. No final design of the site plan is attached to the application, so the size of the parking lot and landscaping is unknown. This parking lot would serve as a temporary turnaround, parking, and loading space for 620 Cass St. Applicant suggests there will be no decrease in neighborhood values by permitting such use.

➤ **GENERAL LOCATION:**

Washburn N'hood, less than a block south of Cass St., as depicted in Map 16-1108

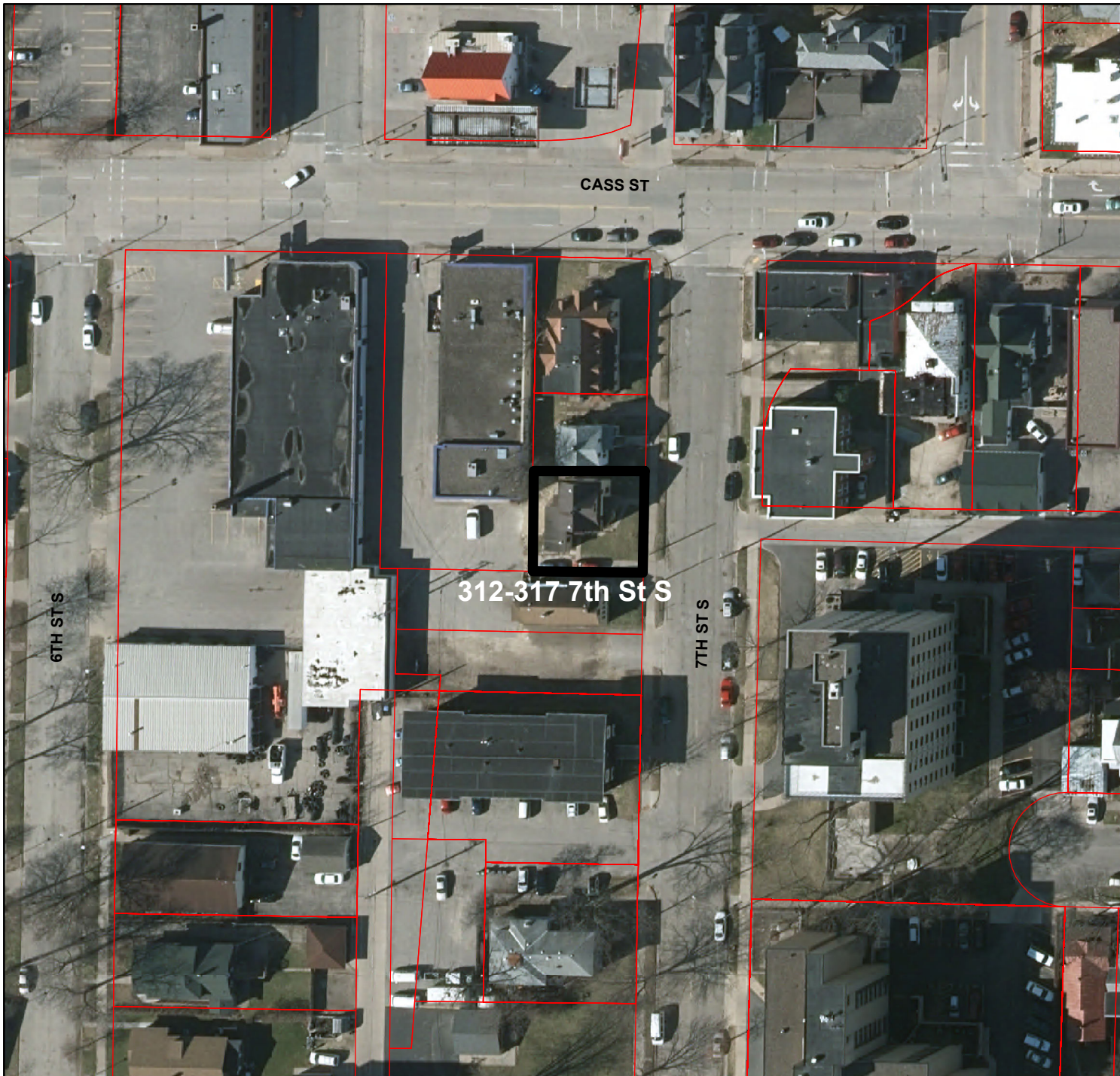
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The Future Land Use Map has identified this parcel as Downtown, “high intensity office, retail, housing ... with strong pedestrian orientation.” A parking lot would not support land use objectives for targeted redevelopment, to improve land use compatibility, or to maintain traditional urban character. A future development may.

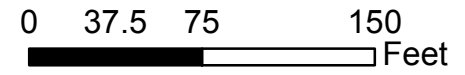
➤ **PLANNING RECOMMENDATION:**

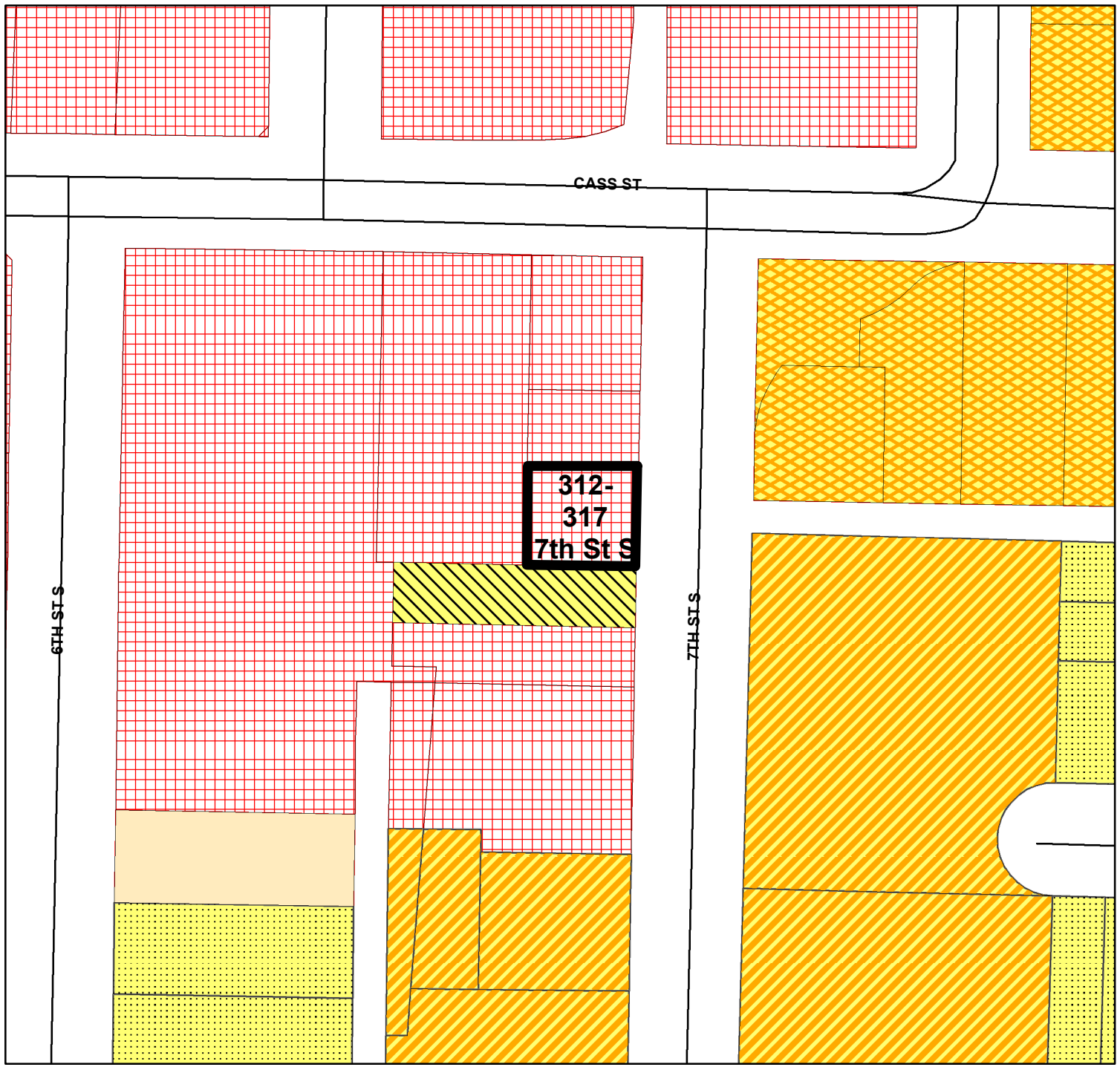
Planning staff recommends approval of this Conditional Use Permit on the condition that the applicant receives approval from the Design Review Committee before receiving a demolition permit. This parcel will be used for part of a redevelopment project which will be subject to design review standards. The City can't retroactively apply those standards, so it is important to address them now. A parking lot for a commercial building on the edge of downtown that already has parking should be denied, but as part of a future development it has potential to be a benefit.



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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