

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 3, 2016**

➤ **AGENDA ITEM - 16-0897 (Tim Acklin)**

Application of New State Bank of La Crosse for a Conditional Use Permit allowing for parking lot at 111 5th Ave. N.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant (New State Bank of La Crosse) is requesting a Conditional Use Permit for the property depicted on attached **MAP PC16-0897** to demolish the existing drive-thru structure for parking. This request is part of a larger renovation effort by State Bank that includes: a newly remodeled entryway on the north façade of their building located at 4th and Main Street, a drive-thru addition on the east façade of the building, and reconstruction/repaving of the parking lot. Plans for the additions and the proposed surface parking lot are attached as part of the legislation.

➤ **GENERAL LOCATION:**

111 5th Ave N.

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

The Heritage Preservation Commission approved the plans for the drive-thru addition and new entrance on State Bank's primary building located at 401 Main Street.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The redevelopment of parcels in the Downtown is a high priority in the Comprehensive Plan. While this demolition of the existing drive thru is not redevelopment it contributes to the potential for redevelopment in the future.

➤ **PLANNING RECOMMENDATION:**

The removal of the existing drive-thru increases the potential for this half block to be redeveloped into something more than a surface parking lot. Unfortunately the proposed plans do not include any landscaping. The Application is recommended for approval with the following conditions:

- 1) Tax parcel 17-20022-50 (115 5th Ave. N) is combined with tax parcels 17-20022-80,

17-20021-110 and 17-20021-120 (410 Main St).


- 2) The proposed islands in the parking plan are landscaped, either with grass and/or plantings or through the use of planter boxes. It is highly encouraged by staff that the islands are landscaped in a way that will accommodate stormwater management as this is such a large amount of impervious surface.
- 3) A PILOT payment is not recommended by staff due to improvements made to building and if the landscaping and stormwater management conditions are made. If the applicant does not want to meet those conditions a PILOT payment is recommended to be established on the property.

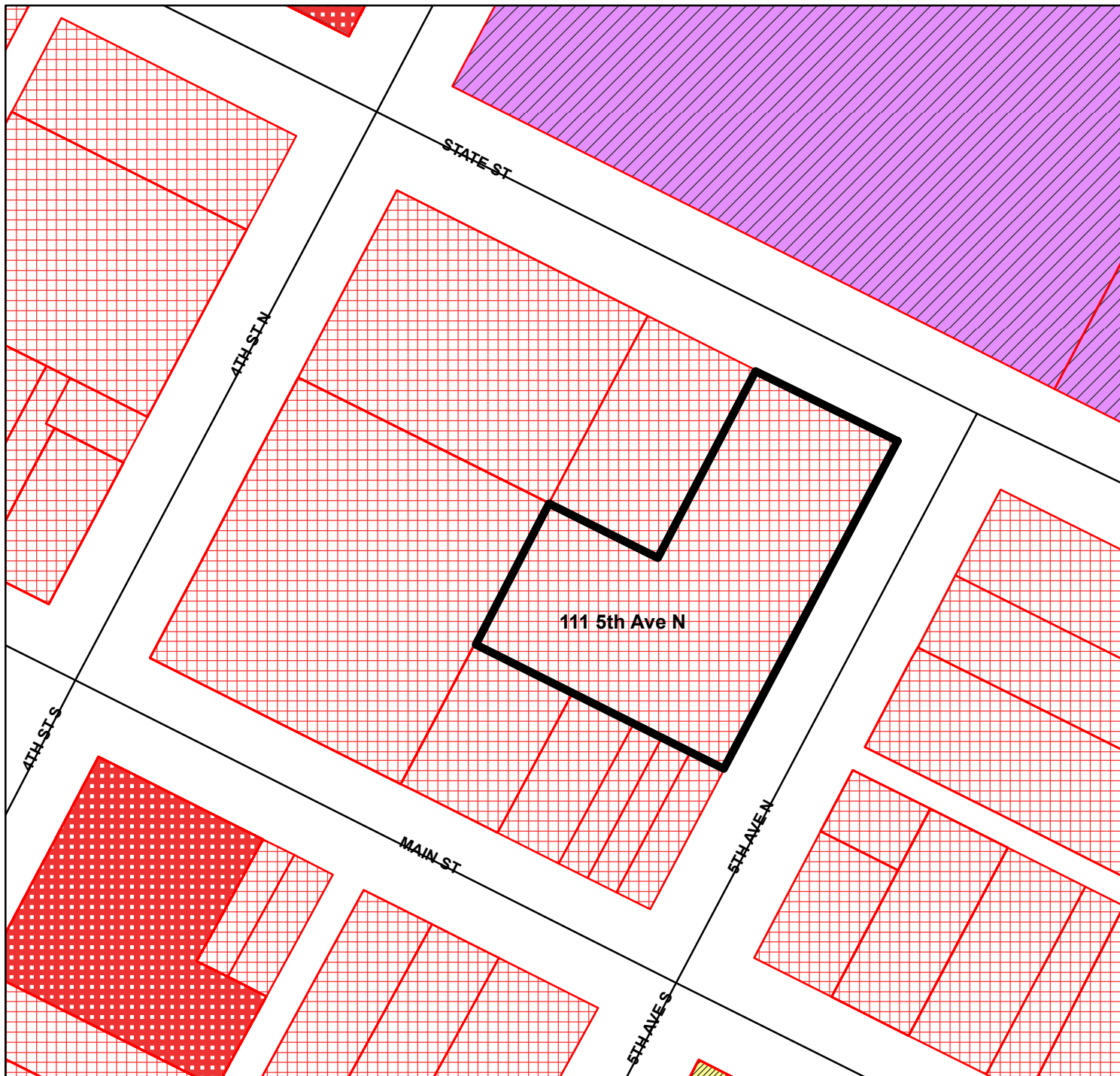


BASIC ZONING DISTRICTS

	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



0 395790 1,580
 Feet



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