

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 4, 2016**

➤ **AGENDA ITEM – 16-0224 (Tim Acklin)**

Resolution approving sale of City owned land to Courtesy Corporation for construction of a new McDonalds.

➤ **ROUTING:** F&P Committee

➤ **BACKGROUND INFORMATION:**

The applicant (Courtesy Corporation) is requesting to purchase City owned land, depicted on attached **MAP PC16-0224** in order to construct a new McDonalds. Due to Highway improvements by the WisDOT on West George Street the existing McDonalds will have to be demolished. Courtesy Corporation is requesting this piece of land in order to have enough room to construct their new building. Courtesy Corporation has also purchased 2425 George Street and 2419 George Place to the south for this purpose.

➤ **GENERAL LOCATION:**

South of the McDonalds on West George Street and to the east of Shop Ko on Rose Street.

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

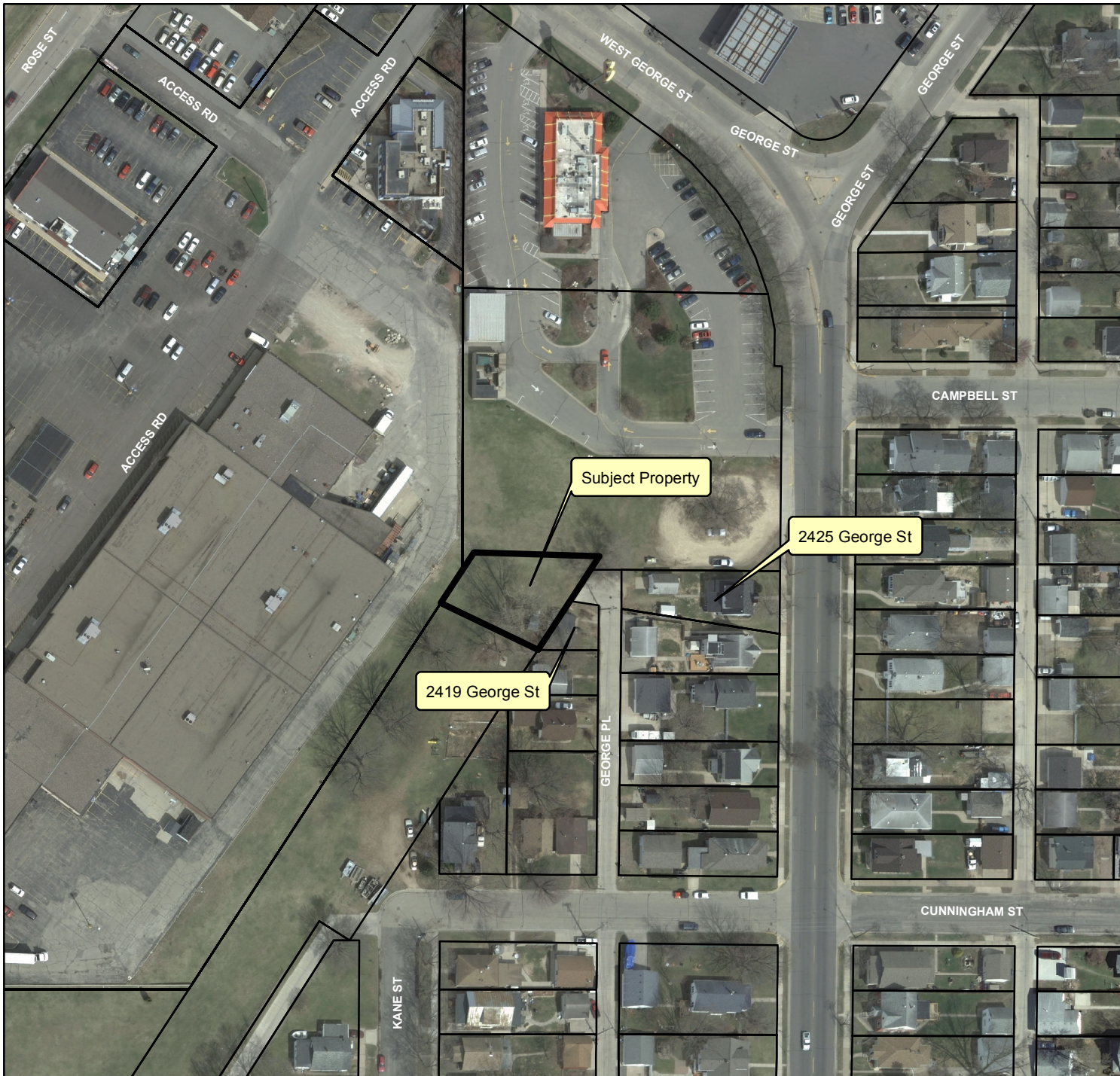
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























N/A

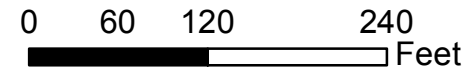
➤ **PLANNING RECOMMENDATION:**

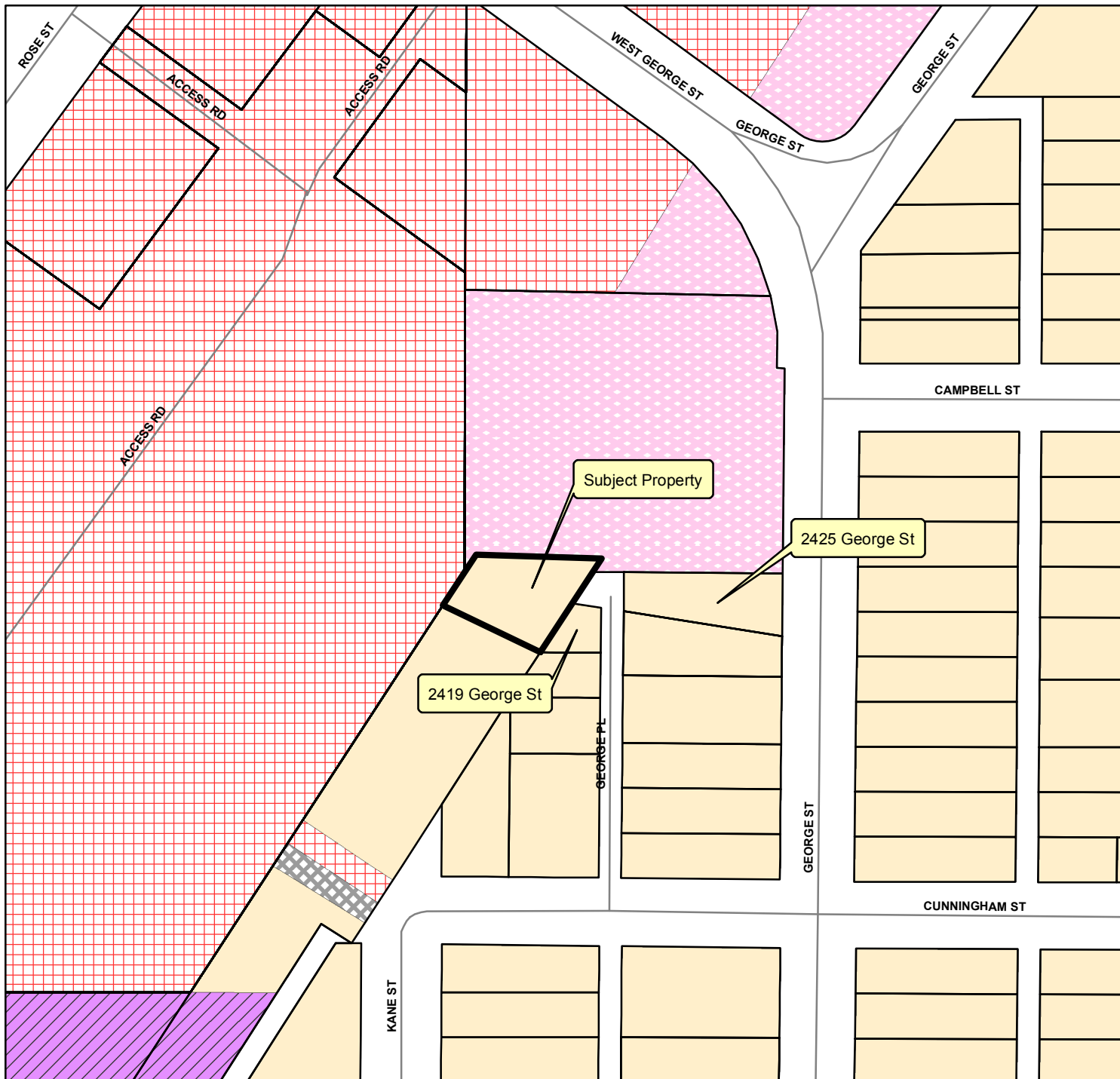
Without a site plan depicting the proposed location of the new building staff is unable to determine what impact the sale of this land for the new McDonalds will have on the surrounding residential properties. Fortunately this parcel, and the 2 other parcels purchased by Courtesy Corporation, will have to be rezoned to C1-Local Business which will allow for the surrounding residential properties to voice any concerns and issues they may have. This project will also have to go through the Design Review process. While staff is recommending approval of this Resolution this is not an approval of the project until more information/plans can be reviewed on what is being proposed. This Resolution is recommended for approval.



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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