

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 30, 2018**

➤ **AGENDA ITEM – 18-0947 (Jack Zabrowski)**

Application of Tony and Heather Reyerson for a Conditional Use Permit allowing demolition of structure for future development 2028 Ward Avenue.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

The structure at 2028 Ward Avenue was previously a Pizza Hut restaurant. The property was sold to Tony and Heather Reyerson in March of this year. Due to damaged state of the building the applicant would like to demolish it and build a new dental clinic for his wife's dental practice.

➤ **GENERAL LOCATION:**

2028 Ward Avenue, West of Marcus La Crosse Cinema

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

As part of the design review process for a new building, sidewalk installation will be recommended for this parcel. The Comprehensive Plan frequently mentions the need to complete our sidewalk network, to increase safety, access, mobility and livability of our community. Properties to the east, south and west are zoned C-2 Commercial, across Ward Avenue to the North is zoned M2 Heavy Industrial.

Chapter 1 Transportation Plan (pg. 1-10)

Improve roadway design through streetscape enhancements and design standards that encourage:











- Interconnections
- Narrower widths and traffic calming where feasible and appropriate to road function
- Boulevard trees
- **Sidewalks**
- Bicycle lanes where feasible

➤ **PLANNING RECOMMENDATION:**

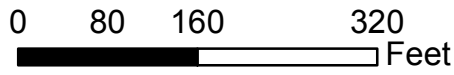
This application is recommended for approval with the following conditions; the owner shall enter into a Payment in Lieu of Taxes (PILOT) agreement as required for demolitions in the City.

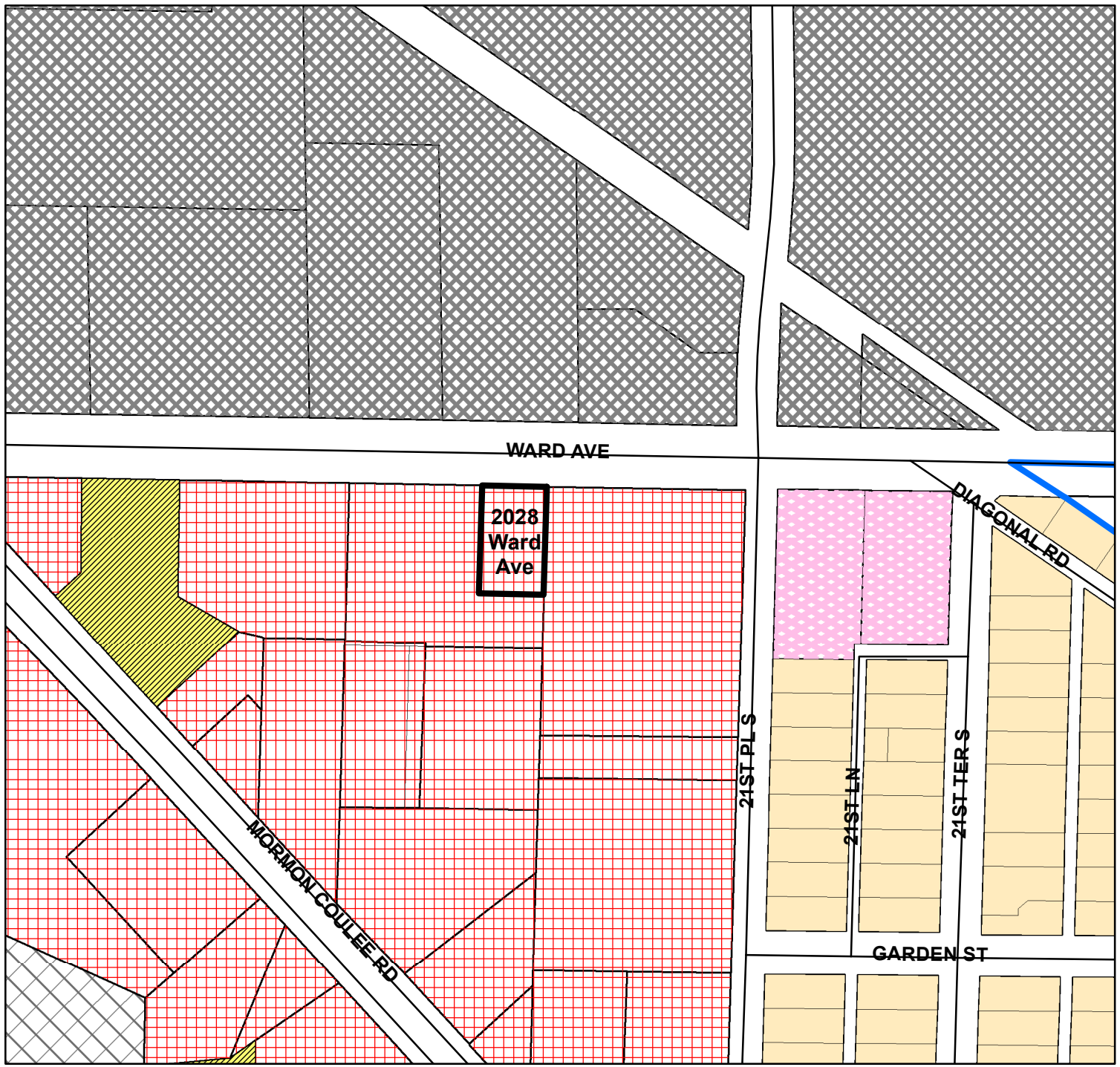


BASIC ZONING DISTRICTS

	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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