

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

➤ **AGENDA ITEM – 16-1107 (Lewis Kuhlman)**

Request for Exception to Standards for Commercial Design by Wiebke Fur Co., Inc. for an exception to parking lot design and parking standards with construction of new facility at 100, 110 and 122 Rose St.

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

➤ **BACKGROUND INFORMATION:**

Applicant would like to have parking closer to the street than the building and cites several difficulties: slope due to raising the property out of the floodplain, split zoning on the lot, and desire to remain open through construction. The parcels are 5' below the base flood elevation. The split zoning was likely a result of accommodating the existing fur trading use, which would not be permitted anywhere but the Heavy Industrial zoning district. The building would not cross the lot lines, but the pavement would, which is why three parcels are included in the waiver.

➤ **GENERAL LOCATION:**

East side of Rose St. one block south of Monitor St. as depicted in Map 16-1107.

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map has identified this area as High Intensity Retail, Office, or Housing with “attractive pedestrian spaces and streetscapes.” This would not include industrial uses. The redevelopment may meet land use objectives to enhance commercial corridors, but doesn’t improve land use compatibility.

➤ **PLANNING RECOMMENDATION:**

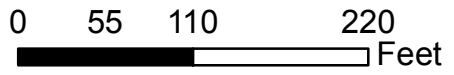
Planning staff recommends 30-day referral to allow applicant to work with Planning Department on alternatives. Before moving forward, it would be good to work on lot configuration to eliminate split zoning and improve compatibility with adjacent uses.

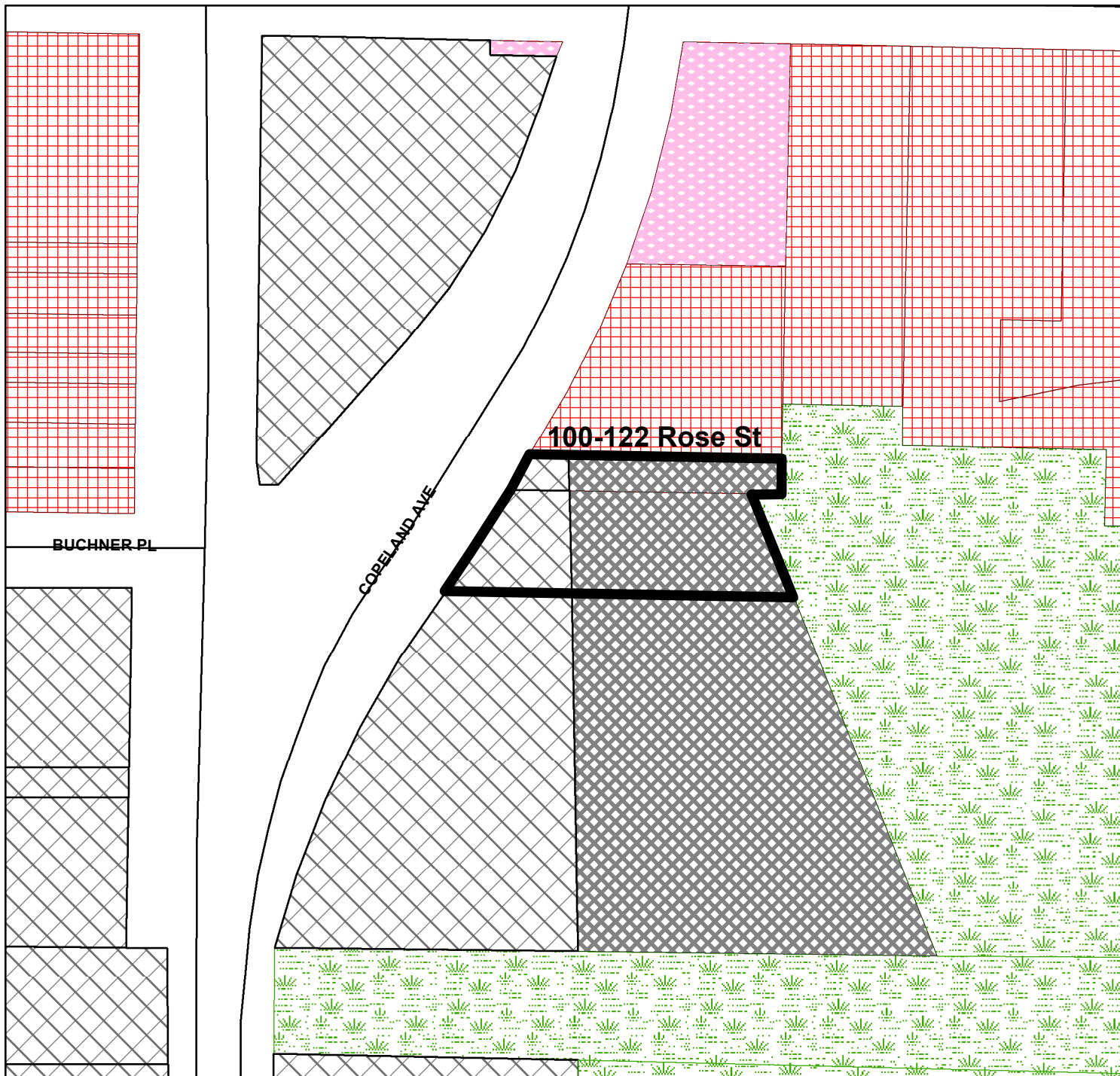


BASIC ZONING DISTRICTS
























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	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
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	City Limits
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