

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
February 27, 2017**

➤ **AGENDA ITEM – 17-0160 (Lewis Kuhlman)**

Resolution approving lease with Davy Engineering Co.

➤ **ROUTING:** F&P Committee

➤ **BACKGROUND INFORMATION:**

The City owns an 8,233 square foot lot at 131 7<sup>th</sup> St. S. The alley-side of the lot is occupied by a City well, while the street-side has a parking lot. The City can access the well from the alley, but the parking lot is used when heavy machinery is required. Davy Engineering Co. had a 3-year lease beginning in 2014 to use the lot for parking. It is looking to renew with a 5-year lease to 2022. No other permits or design review is necessary. This lease does not have strong economic, environmental, or equity effects.

➤ **GENERAL LOCATION:**

In Washburn Neighborhood next to King Street Kitchen and residences as depicted on MAP 17-0160

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

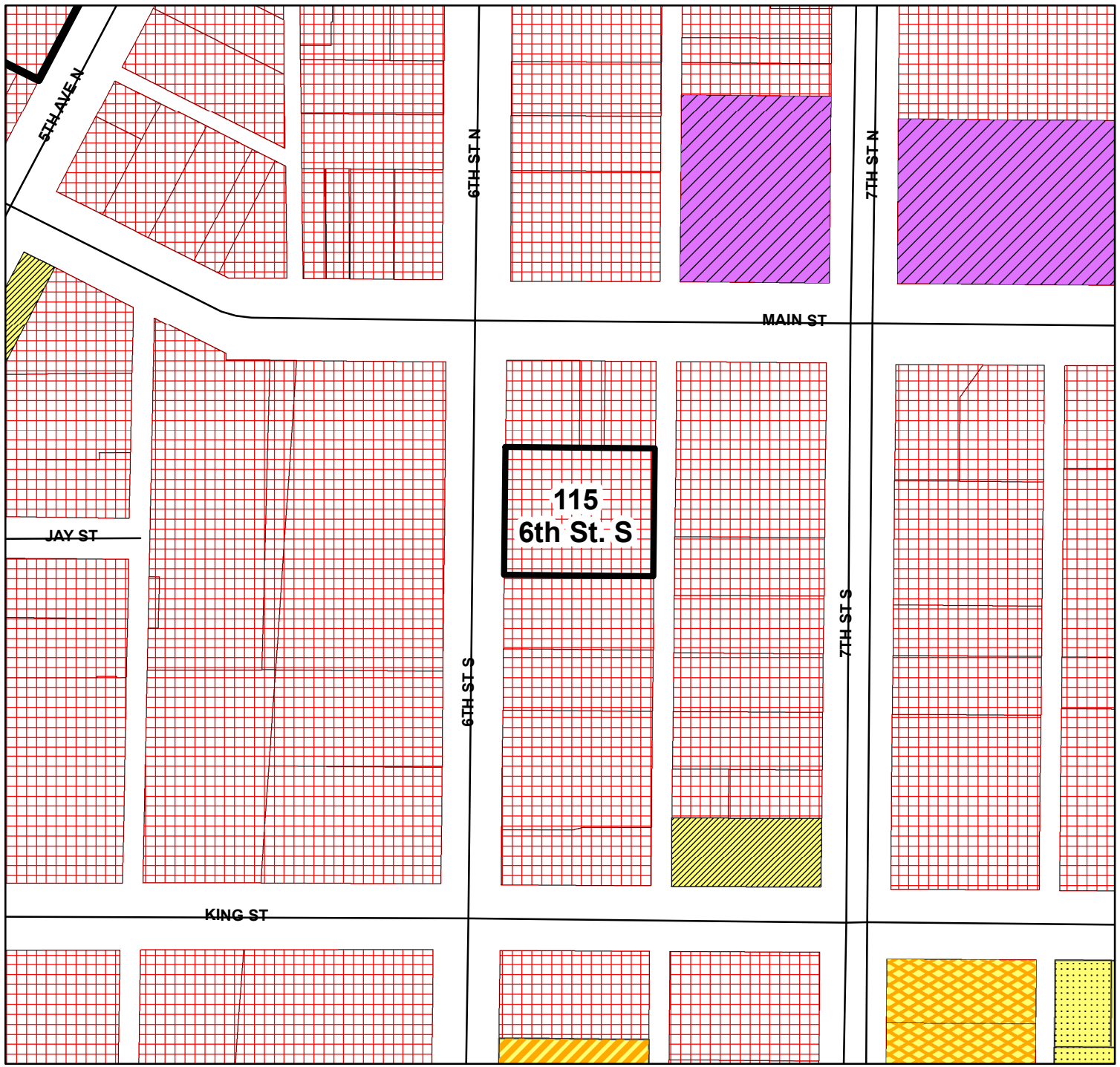
Not applicable

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map has identified this parcel as Downtown – high-intensity buildings, preferably mixed use, with strong pedestrian orientation. Surface parking does not meet that criteria or land use objectives of enhancing commercial corridors and maintaining traditional urban character.

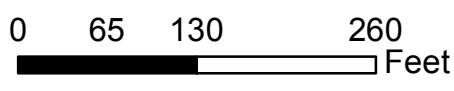
➤ **PLANNING RECOMMENDATION:**

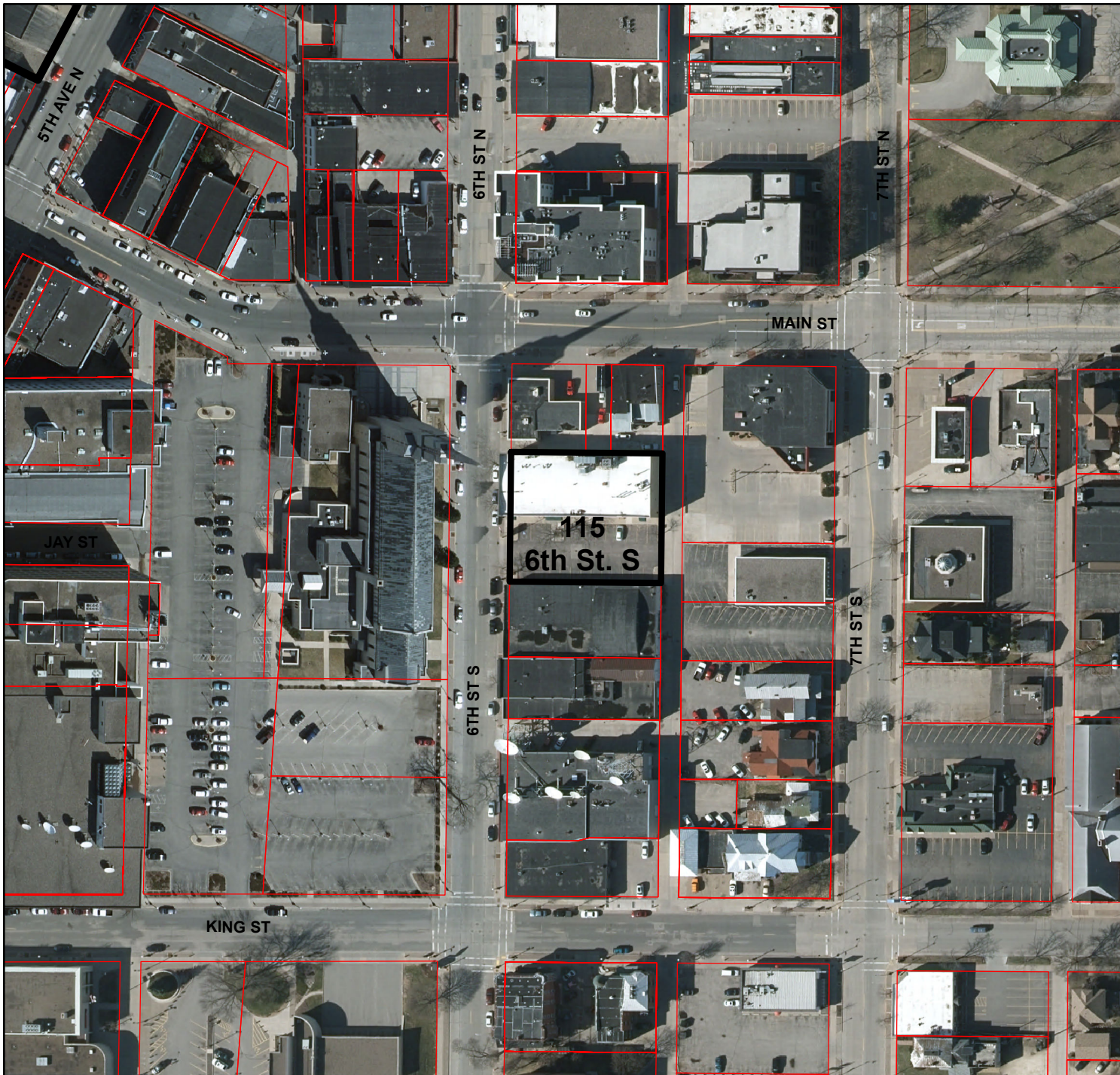
**Planning staff recommends approval of this lease.** The constraints on 131 7<sup>th</sup> St. S. limit its use to a parking lot for the foreseeable future, so it might as well be put to good use. The city benefits from Davy's continued business here and this parking demand can be a sign of its success. On the other hand, its location has potential to be reached by bus, bike, or walking. The only concession staff can hope for on this lot is meeting design standards when the pavement is redone, but that is not an issue for this lease or the lessee.



## 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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