

**Agenda Item 23-0450 (Andrea Trane)**

Request of Northern Grounds Properties LLC for an Exception to Minimum Height Standards allowing for a drive-thru coffee kiosk at 224 La Crosse Street.

**General Location**

Southwest corner of 3<sup>rd</sup> St and La Crosse St intersection, Council District 6, Downtown Neighborhood Association.

**Background Information**

The potential developer would like to build a one-story drive through coffee kiosk on this 0.456 acre vacant parcel.

Under Sec. 115-390. - Height and area regulations., (e) Buildings erected or constructed after July 1, 2002, in the area bounded by Cameron Street, Eighth Street, La Crosse River and Mississippi River within the multiple dwelling, special multiple dwelling, community business, commercial, light industrial, heavy industrial, planned development or public and semi-public district shall have a minimum of two stories in height. City park land and structures thereon within said boundaries shall be exempt from the provisions of this paragraph. The requirements of this paragraph may be modified or waived upon application to the Common Council. Applications shall be considered after a public hearing is duly noticed in advance and all property owners within 200 feet have been notified. An application fee in the amount established by resolution must be submitted to the City Clerk's Office at the time of submittal.

When this ordinance was created in 2002, the resolution stated "the commercial well being of the central city necessitates the construction of new buildings so as to be compatible with existing buildings and so as to further the revitalization of the City's Central Business District, including its real property tax base."

**Recommendation of Other Boards and Commissions**

N/A

**Consistency with Adopted Comprehensive Plan**

Future Land Use of the Comprehensive Plan is "Downtown" which allows and promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings. High priority is placed on providing attractive public amenities with strong pedestrian orientations. A one-story, car focused coffee kiosk would not be consistent with this use.

Inappropriate building design is also an issue that was identified in the Urban Design Element chapter of the plan. Staff feels that the proposed design would detract from the character and appearance of the downtown.

This site is also identified as a Prototypical Development Opportunity Site in the more recently adopted Imagine 2040 Downtown Plan. As an existing surface parking lot, the redevelopment opportunity is

identified as vertical mixed-use. Further explanation of Prototypical Development is attached to this report.

**Staff Recommendation**

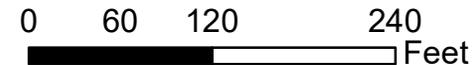
This item is recommended to be denied. In reviewing the staff report written in 2002 during the introduction of this ordinance, many of those points remain relevant 21 years later. At that time staff stated “Downtowns by their nature should be dense and contain building mass that is urban in nature. The City, being landlocked, can ill afford to not encourage buildings to go up rather than out”. We have seen great success in development downtown and feel that is helped through requirements such as the height standard.

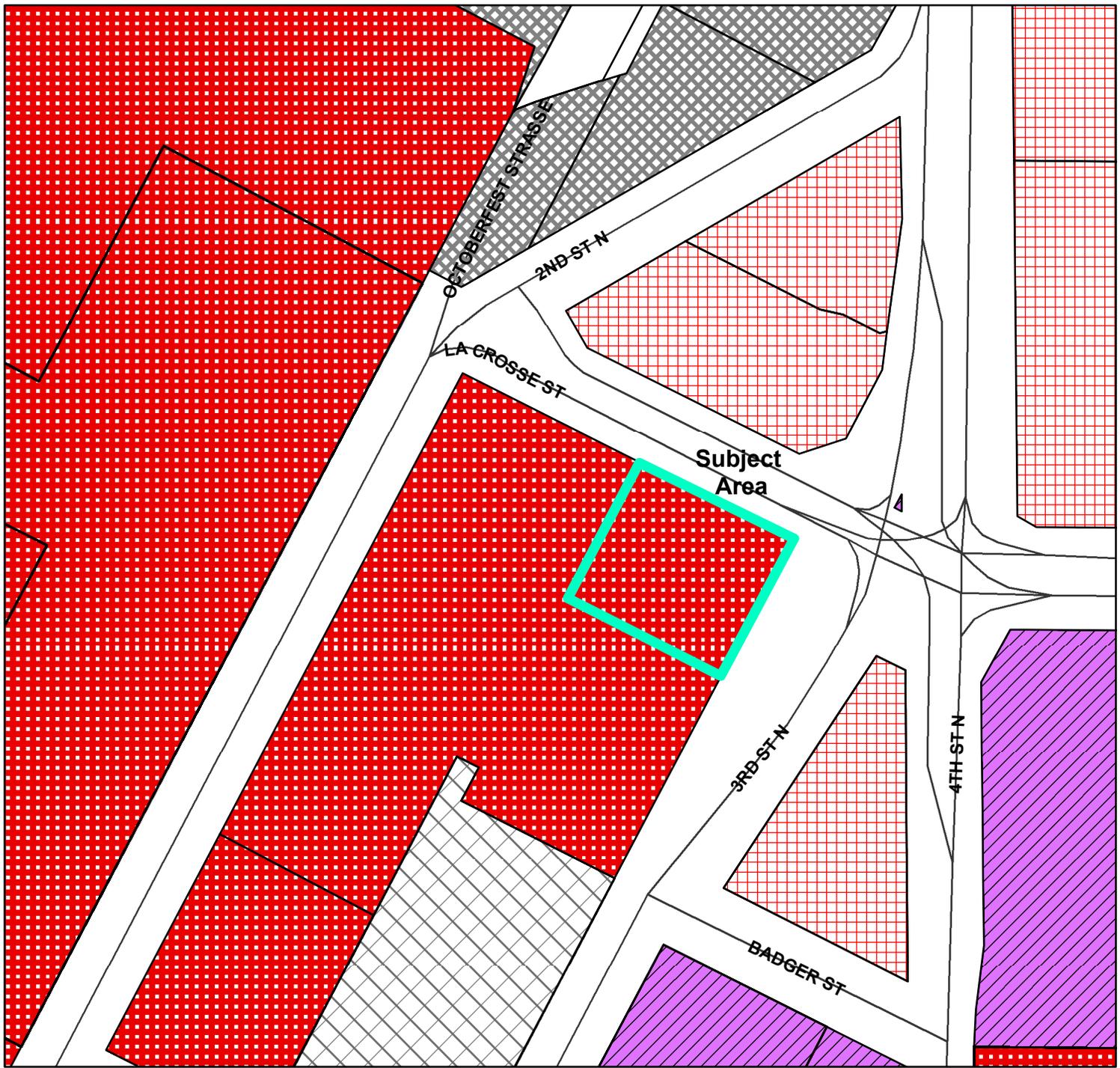
**Routing J&A 5.2.2023**



# 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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