

**Agenda Item 22-1497 (Tim Acklin)**

Request for Exception to Commercial Design Standards by La Crosse Fire Department allowing for facade exceptions for a project at 920 Gillette St., 1534 Liberty St., and 1540 Liberty St.

**General Location**

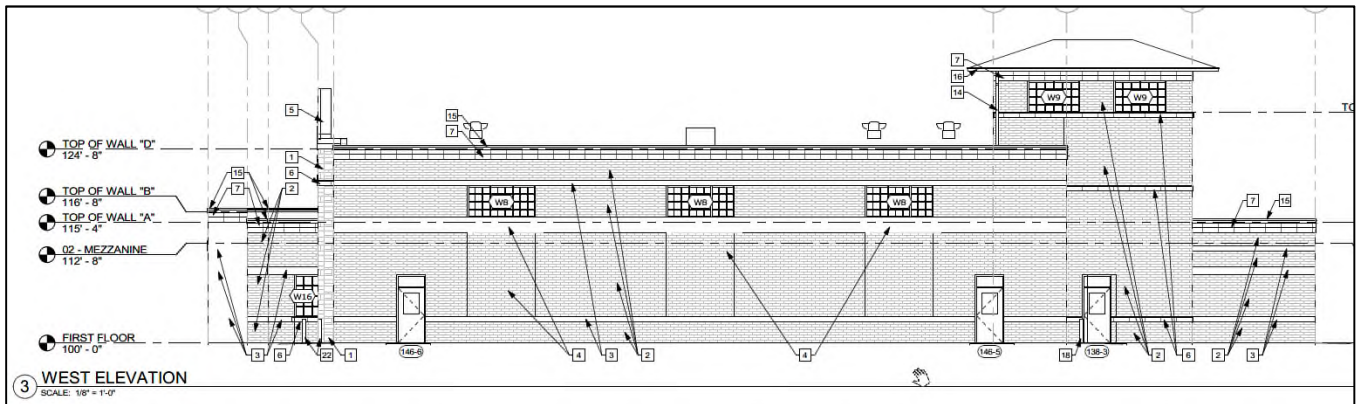
Council district 1, Logan Northside Neighborhood, located on the south side of Gillette St, 3 1/2 blocks east of Rose St, as depicted in attached MAP 22-1497. The project site is primarily surrounded by single family homes, with the exception of the existing Fire Station #4.

**Background Information**

In preparing/finalizing final plans for the new Fire Station #4 on Gillette Street, the Fire Department is requesting an exception to following design review requirement:

*K5-The first floor façade shall include windows to provide visual interest and visual connection to the street. The total area of windows and doors on the street-facing façade, including trim, shall not be less than 20% of the total area of the façade, excluding gables.*

The proposed building façade (west) facing Liberty Street does not meet this requirement.



**Recommendation of Other Boards and Commissions**

The Design Review Committee reviewed preliminary plans for the new fire station on November 18, 2022.

**Consistency with Adopted Comprehensive Plan**

Adopting design standards and requiring new buildings to respect the established or traditional characteristics of the surrounding neighborhood in terms of scale, materials, and orientation to the street are a major objective in the Urban Design Element of the Comprehensive Plan. Any exceptions to the adopted design standards may not be consistent with the comprehensive plan.

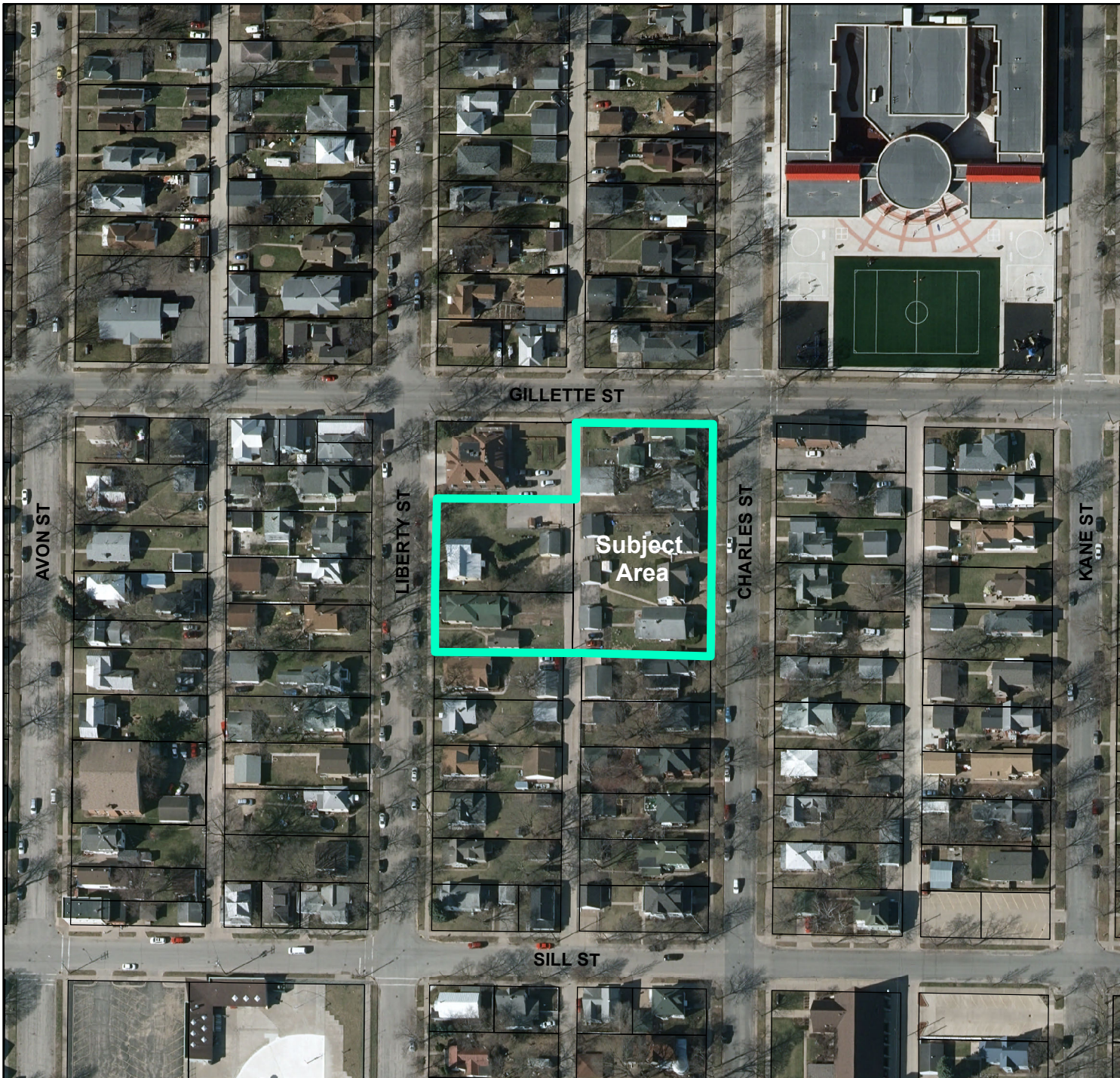
**Staff Recommendation**

Staff has no concerns of this request due to the following:
















- 1) Due to the size of the proposed building it will have street-facing facades on Liberty Street, Gillette Street, and Charles Street. The facades facing Gillette Street and Charles Street meets this requirement.
- 2) The interior layout of the facility has led to this façade not having any first-floor windows as this is main garage where the fire trucks are parked and stored. Revising the interior layout would likely require a façade facing one of the other streets to not meet this requirement.
- 3) The Liberty Street Façade is not immediately adjacent to the public sidewalk. It is setback from the sidewalk by approximately 103ft with a bio-filtration pond located between them. This stormwater management facility will help screen this façade and reduce the visual impact of a solid wall.
- 4) Preliminary discussions during the design review process indicated that additional landscaping would be installed on this side of the building to help reduce the visual impact of a solid wall.

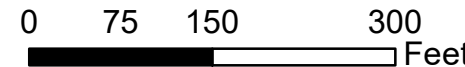
**This item is recommended for approval.**

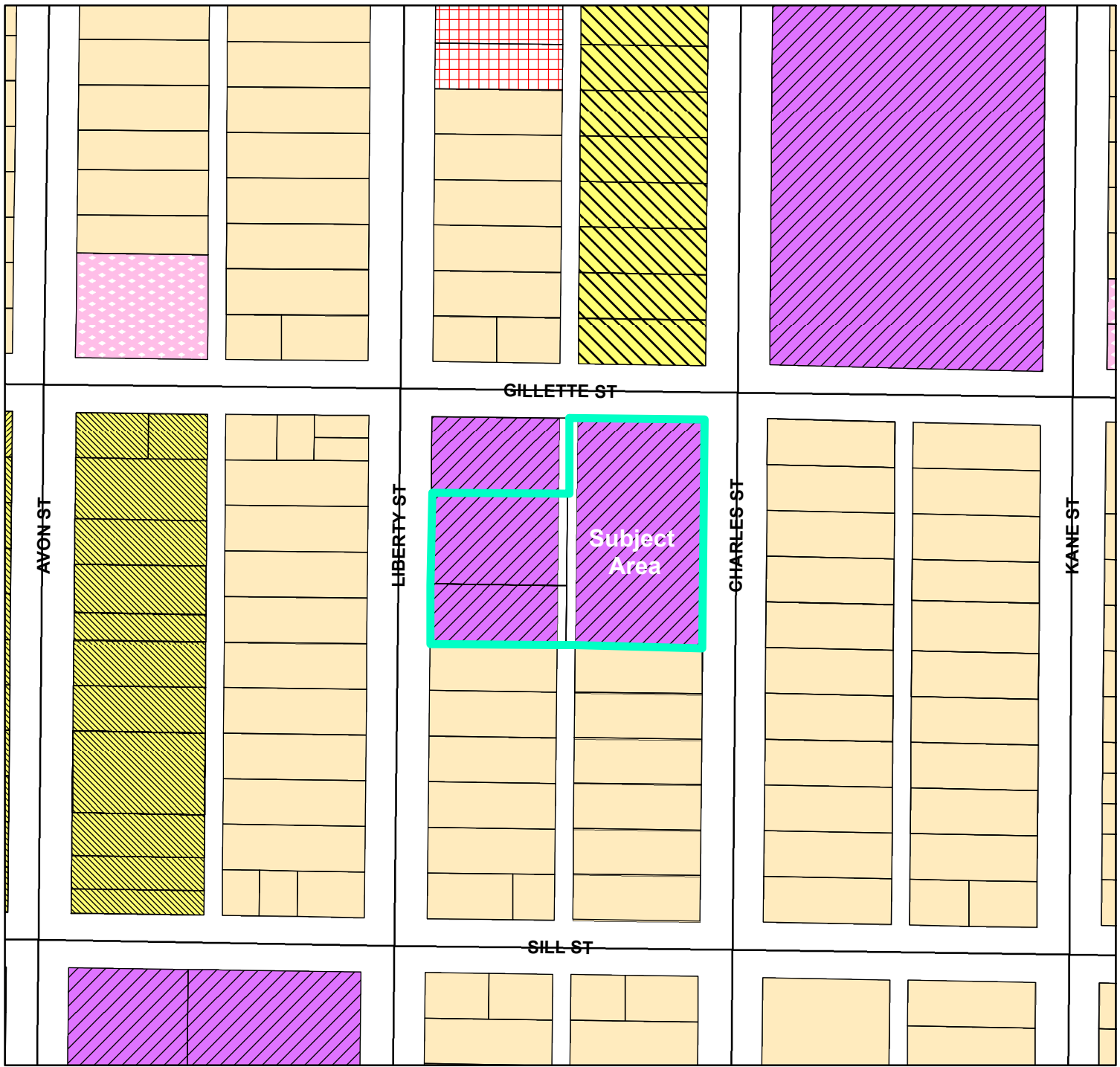
**Routing** J&A 1.3.2023



# 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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