

Agenda Item 23-0006 (Tim Acklin)

Request of Pump House Regional Arts Center, Inc. for an Exception to Minimum Height Standards allowing for an infill project to add adequate restrooms at 119 King Street.

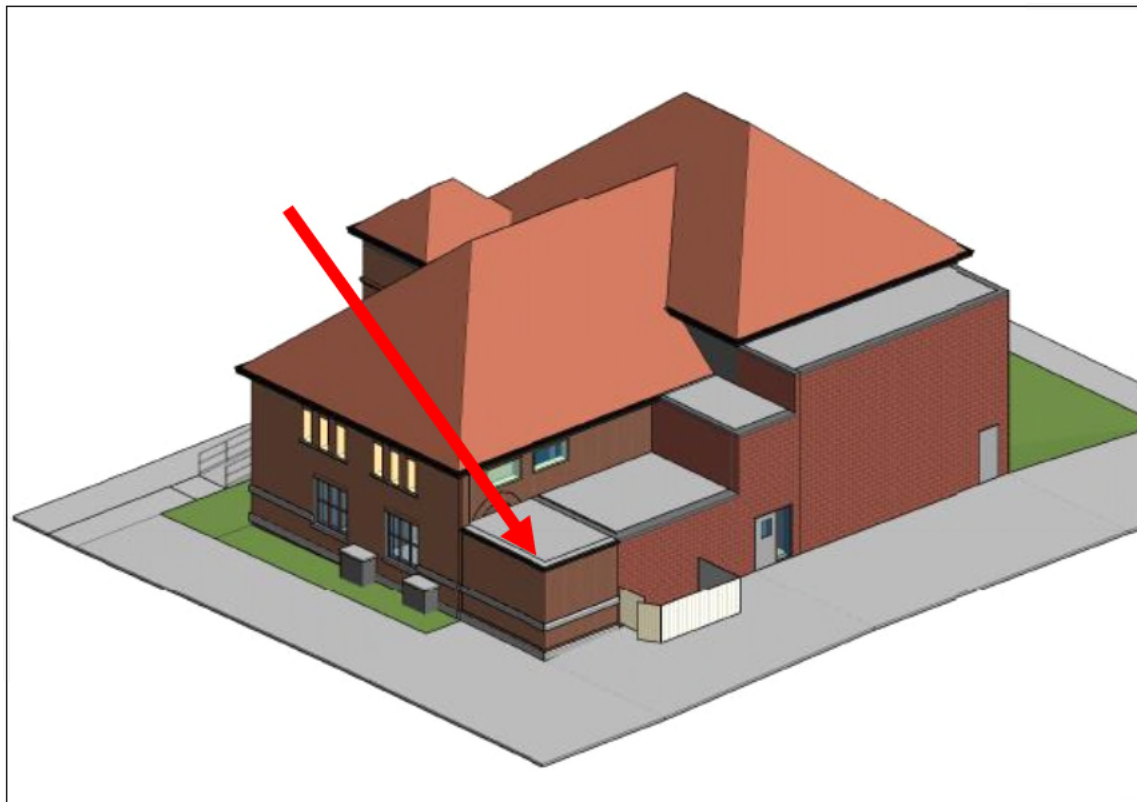
General Location

Council district 6, Downtown Neighborhood, located on the north side of King Street between Front Street and 2nd Street S, as depicted in attached MAP 23-0016. The project site is primarily surrounded by multi-story commercial and office buildings, a multi-story parking ramp, a community theater and restaurants.

Background Information

This item is related to Agenda Item #23-0016.

The applicant (Pump House Regional Arts Center) is proposing to construct a one-story, brick addition on the NE corner of the Pump House Regional Arts Center Building, which is both locally designated and listed on the National Register of Historic Places. The proposed addition is approximately 12ft x 16ft and is intended to expand the women’s first floor restrooms. The proposed exterior material is brick in order to match the existing building. It also includes an extension of the belt course that is on the existing building. The addition also includes a simple cornice around a flat roof. The trash/recycling enclosure currently occupying this space will be relocated but remain at the rear of the building.



During plan review by staff it was determined that, if the applicant wants to move forward with the plans as submitted, they would also need to request a waiver to the City's two-story height requirement and the 10ft building setback requirement in the Public/Semi-Public zoning district.

The two-story minimum height requirement falls within an area bounded by Cameron Ave, 8th Street, the La Crosse River, and the Mississippi River and is intended to promote a greater level of investment to offset the costs of downtown infrastructure and an urban development pattern and atmosphere (in contrast to suburban or rural development patterns) in which land utilization is optimized, architecture dominates the street frontage rather than parking or open space, and mixed, complimentary uses are encouraged.

Recommendation of Other Boards and Commissions

The Heritage Preservation Commission approved the plans for the proposed addition at their December 15, 2022 Special Meeting.

Consistency with Adopted Comprehensive Plan

Inappropriate building design is major issue that was identified in the Urban Design Element in the Comprehensive Plan. Staff feels that the proposed design does not detract from the character and appearance of the community and the surrounding neighborhood.

Staff Recommendation

Staff has no concerns of this request for the following reasons:

- 1) The proposed addition fits into the existing character of the building and with the height of past additions. (See illustration above)
- 2) It is located to the rear of the existing building and designed to be flush with the east façade.
- 3) A two-story addition would not be appropriate with the building's existing architectural features and style.
- 4) The two-story minimum height requirement is intended for much larger developments in order to maximize the highest and best use in the commercial core of the city, not necessarily for a 12ftx16ft (192sqft) addition located on the rear of a building.

This item is recommended for approval.

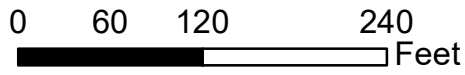
Routing J&A 1.3.2023

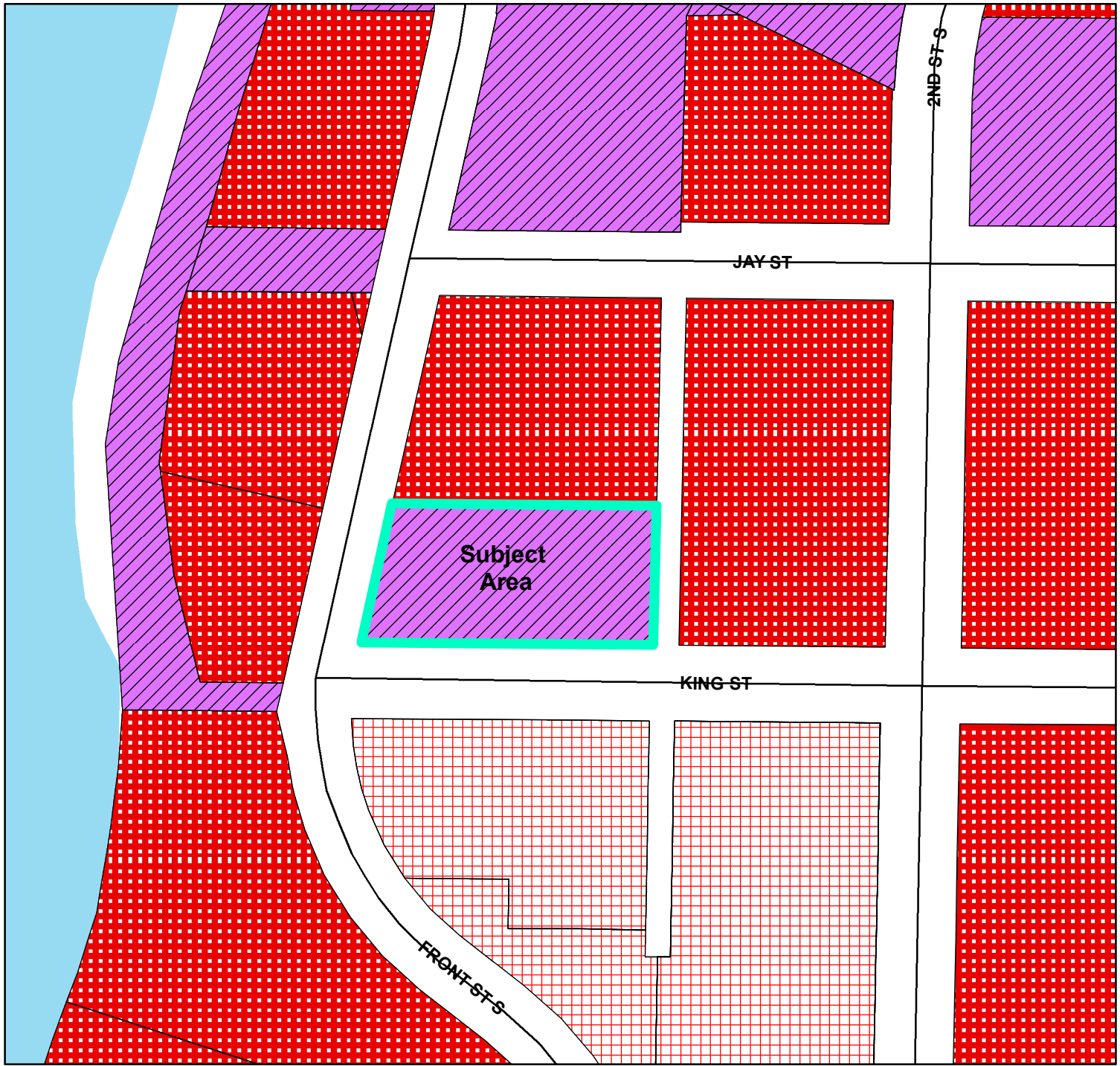


BASIC ZONING DISTRICTS

	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







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

