

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 29, 2019**

➤ **AGENDA ITEM – 19-0543 (Andrea Schnick)**

Request for Exception to Standards for Commercial Design by St. James Catholic Church allowing for exception of on-premise parking for new building addition at 1032 Caledonia St.

➤ **ROUTING:** J&A 4/30/19

➤ **BACKGROUND INFORMATION:**

St. James the Less Catholic Church plans to build an addition for a multi-purpose assembly place which therefore requires the applicant to comply with the Commercial Design Review process. They are also adding an elevator for handicap accessibility and a new handicap accessible entry off of Windsor Street.

Although this property is part of the exception to the parking requirement on Caledonia Street, and although it is zoned C1-Local Business, since they do not have a “dedicated commercial space on the ground floor” they are not exempt from the off-street parking requirements. (Sec. 115-393)

The request for the handicap space on Caledonia Street to be relocated to Windsor Street would need to go through Matt Gallager in the Engineering Department. The applicant is aware of this and has Matt’s contact information to pursue the request.

This project does not create the need for additional parking. The church and Providence Academy, located across the street, have a shared parking agreement such that the church uses this parking lot for their services and the school uses it during school events, which happen on different days and times from each other. The church owns the building where Providence Academy is located.

➤ **GENERAL LOCATION:**

Northeast corner of Caledonia Street and Windsor Street, Council District 3, in the Lower Northside and Depot Neighborhood Association.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan encourages staff to evaluate zoning requirements for parking in older, developed areas of the City, especially if existing development would need to be removed to create new parking areas.

➤ **PLANNING RECOMMENDATION:**

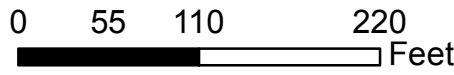
Planning staff recommends approval of request. Additional parking needs are not being created through the church renovations and the parking agreement with Providence Academy across the street will continue to be in place.

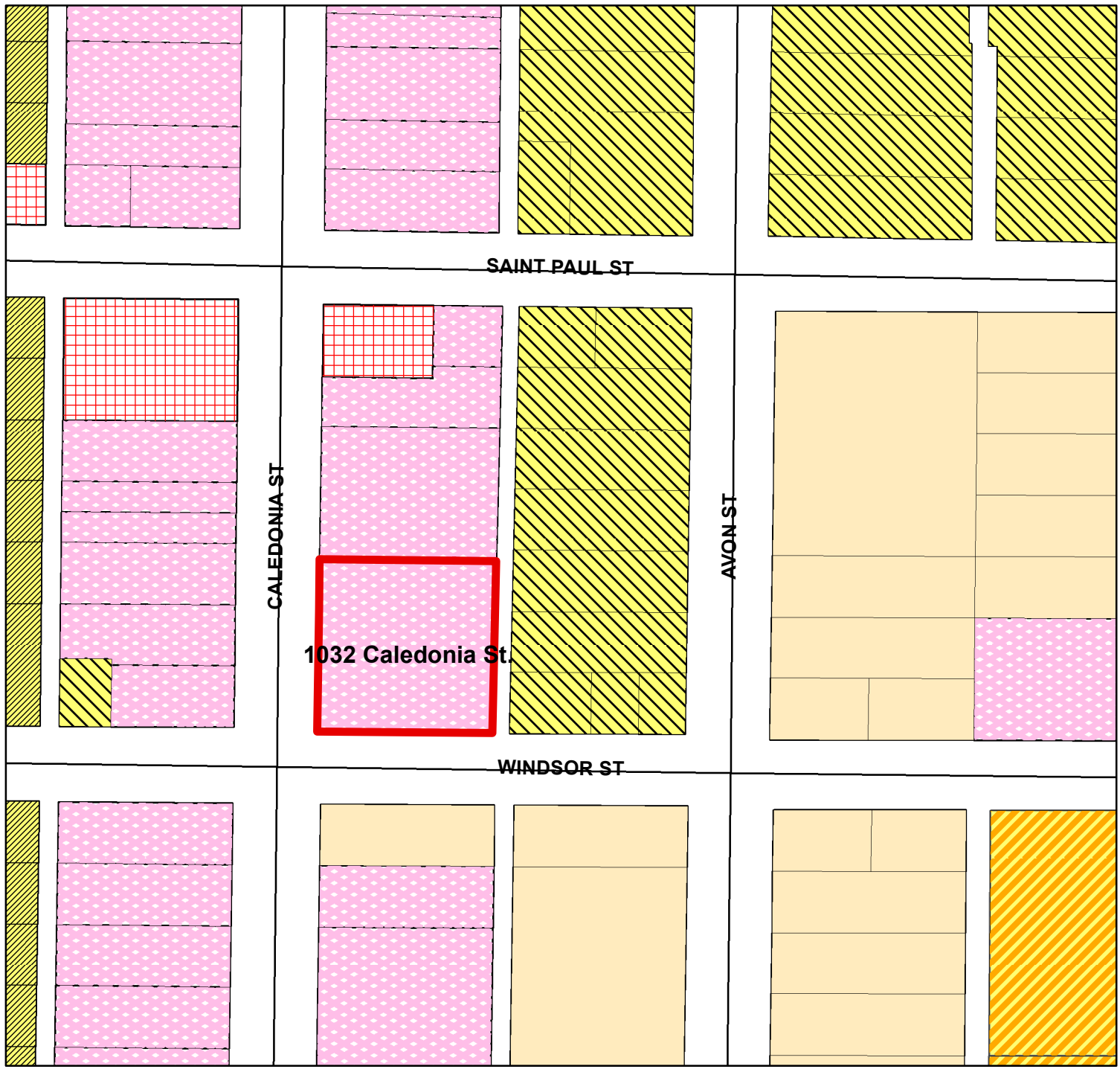


BASIC ZONING DISTRICTS

	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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