



Design Review Committee
City of La Crosse WI

March 29, 2019

Request for Exemption to Standards
Off – Street Parking
St. James the Less Church
1032 Caledonia Street

Dear Design Review Committee,

St. James the Less Church is seeking approval for a new building addition to create a multi-purpose assembly place at ground level. Included is a new elevator that creates handicap access to the basement, sanctuary, new addition and choir loft. We are also proposing to create a new handicap accessible entry off of Windsor Street.

The church capacity is not changing as a part of this project. The new assembly space and the existing sanctuary will not be used for separate events. No additional parking will be required due to the addition of the assembly space.

The City of La Crosse Commercial Design Standards Handbook says (C-12) "*Parking lots shall be located on the same lot as the principal structure (unless it can be demonstrated that shared parking will be beneficial to multiple property owners)*". The church has never had any off-street parking on its lot. However, it is a part of a larger campus that includes the rectory and Providence School and has served both well. Generally the school uses the parking lot during the weekdays, and the church uses the lot more heavily on weekends. We would like to seek a Request for Exception to Standards with Justification and continue the shared parking arrangement.

Building Success



The campus currently has off-street parking in 3 locations as shown in the attached map. There are 13 standard and 1 handicap stalls in one lot, 6 standard and 1 handicap stall in another lot, and a large lot behind Providence school which is currently un-marked. We believe using the guidance for set-backs, drive isles, and stall sizes, the lot can accommodate an additional 63 stalls. The proposed project also includes the addition of one new off-street handicap parking stall to the east of the proposed Windsor location.

The City currently serves the area with a number of street parking spots including one handicap stall that is at the corner of Caledonia St. and Windsor St. We are requesting that this handicap stall be relocated closer to the proposed new entrance to the building off of Windsor St., as it will be handicap accessible, and the existing main entrance off of Caledonia St. is not.

Thank you for considering our requests.

Sincerely,

A handwritten signature in black ink that reads "Rebecca Flege". The signature is written in a cursive style.

Rebecca Flege

Borton Construction
2 Copeland Ave #201
La Crosse WI
54603

rebeccaflege@bortonconstruction.com
608-779-0400 – Main Office
608-779-0401 - Fax
608-799-0877 – Cell Phone

Building Success