

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 2, 2014**

➤ **AGENDA ITEM – PC2014-09-02-04**

Application of Maria Norberg for waiver of two-story requirement for new construction at 304 Main Street which is located within the downtown area as defined in 15.25(A)(5) of the Code of Ordinances of the City of La Crosse.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is requesting an exemption to the two-story requirement in La Crosse's Downtown at the property depicted on attached **MAP PC2014-09-02-04**. The applicant would like to expand the existing Grounded Specialty Coffee shop into a full restaurant for breakfast, lunch, and dinner along with a full coffee and wine bar. The expansion includes constructing an addition to the west of the existing building that will include both indoor and outdoor seating. The addition consists of a fully enclosed one-story building with partially covered and open air seating on the rooftop. The proposed expansion also includes converting the remaining vacant green space into a landscaped area for seating. The application for the request, including the plans for the addition, is attached.

The applicant has expressed their desire to have outdoor seating, however, if they were to construct and fully enclosed two-story building and provide open air seating on the third floor they would be required to provide an elevator, an expense they did not want to incur at this time. The applicant has stated that the addition is being designed so that more stories may be added in the future if it becomes economically feasible.

➤ **GENERAL LOCATION:**

304 Main Street (3rd and Main Streets)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

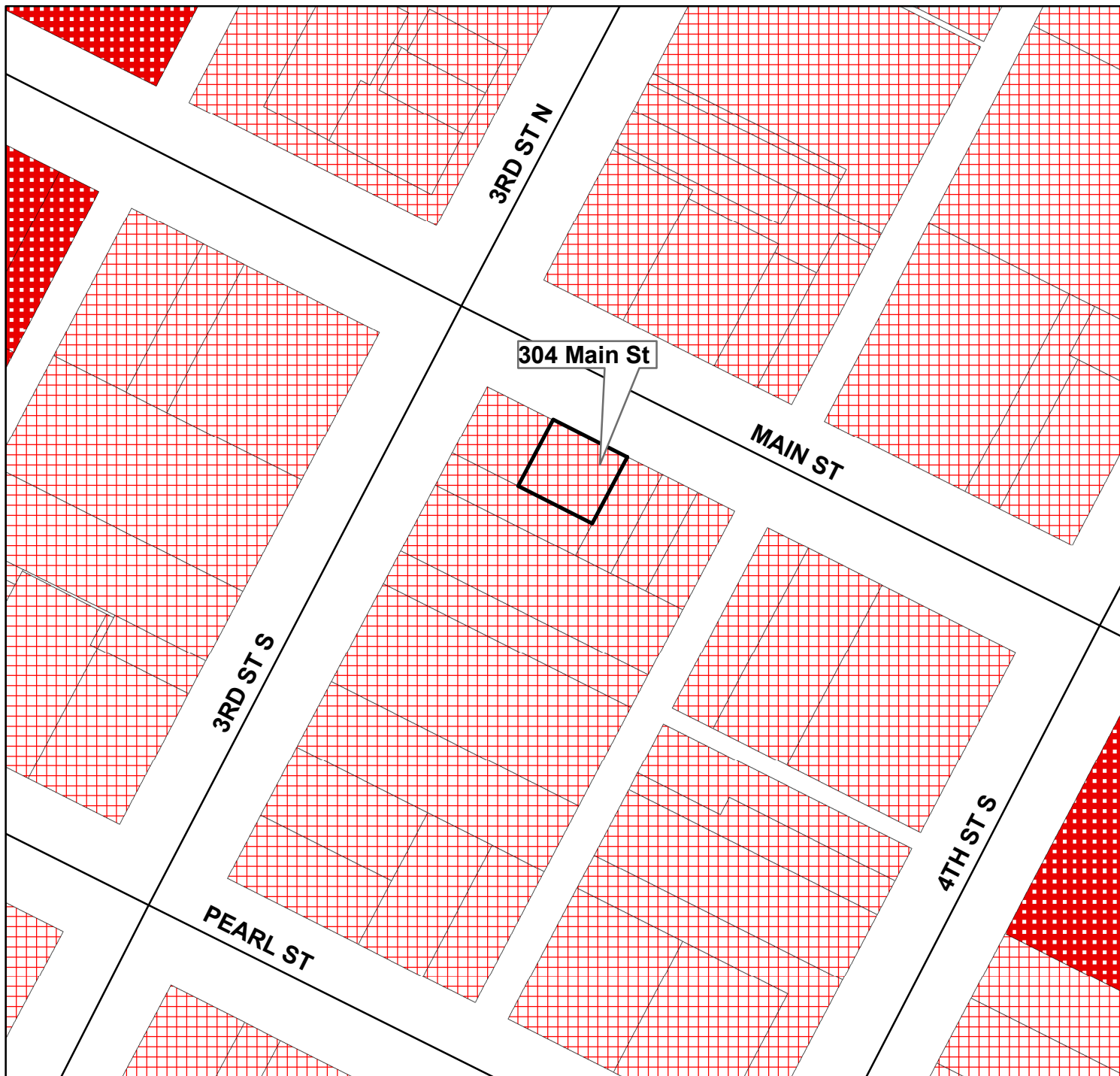
Staff fully supports the proposed expansion of Grounded by the applicant. Staff's only concern is in maintaining the character and form of the Historic Downtown, which led to the two-story requirement. The design of the proposed expansion has many positive aspects that contribute to the historic character, such as the ground level storefront facades, while the second story seems to struggle with a glass enclosed stairway and a glass ceiling that partially covers the

open air seating that may only be able to be used for half the year, depending on the weather. The lone façade, while fitting in nicely from Main Street, becomes out of place as you view it from 3rd Street S. Staff's suggestion would be to fully enclose the portion of the expansion with the glass ceiling, include a set of double doors to the open air seating, and relocate the stairwell into the enclosed area. The wall that would be added to enclose the area could resemble the proposed façade facing 3rd Street on the ground floor. This would also provide more of a second story form for the building and provide an upper story space that can be used year round while still providing outdoor seating.
























This waiver is recommended for approval with the following revisions to the proposed design:

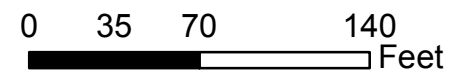
- 1) Fully enclose the area with the glass ceiling that includes doors opening out onto the open air seating area.**
- 2) Remove the glass box for the stairwell on the second floor and have the stairs exit into the fully enclosed area.**

The applicant may need to determine whether this option is feasible and report back to the Council at their September 11th Meeting.


























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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