

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

➤ **AGENDA ITEM – 19-0544 (Andrea Schnick)**

Request for Exception to Standards for Multi-Family Housing Design and Commercial Design by Marcus J. Zettler allowing for exception of off-street parking requirement and landscape buffer requirement for RMD Development LLC rehabilitation project at 800-802 Rose St.

➤ **ROUTING:** J&A 4/30/19

➤ **BACKGROUND INFORMATION:**

RMD Development purchased this property, the former Buzz's Bike Shop, through a Request for Proposals selection process led by the Economic Development Commission and the Planning Department. Their original proposal identified the inability to satisfy the parking requirement in any proposed development. In addition to the commercial space on the first floor and residential units on the second floor, the redevelopment includes an ADA compliant ramp as a second entrance off the back of the building and also additional outdoor seating. The outside improvements have created the requirement for the development to follow the Multi-Family and Commercial Design Review process. The current requirement would be for four parking spaces (one per bedroom) for the residential space plus additional parking for the commercial space.

There is parking available now only because a portion of the building collapsed years ago, creating green space to be turned into parking. The proposal includes three parking spaces which would provide one per residential unit and one for the commercial space.

The landscape buffer requirement is 15' from parking to the 800 Rose Street property and 5' from the neighboring property, Curtis Printing. Meeting this requirement would eliminate the proposed parking.

This intersection is defined as a development node important to the Highway 53 Corridor Master Plan.

➤ **GENERAL LOCATION:**

Northeast corner of Rose Street and St. Cloud Street, Council District 3, 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.

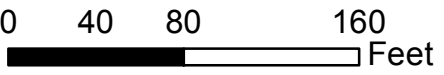
➤ **PLANNING RECOMMENDATION:**

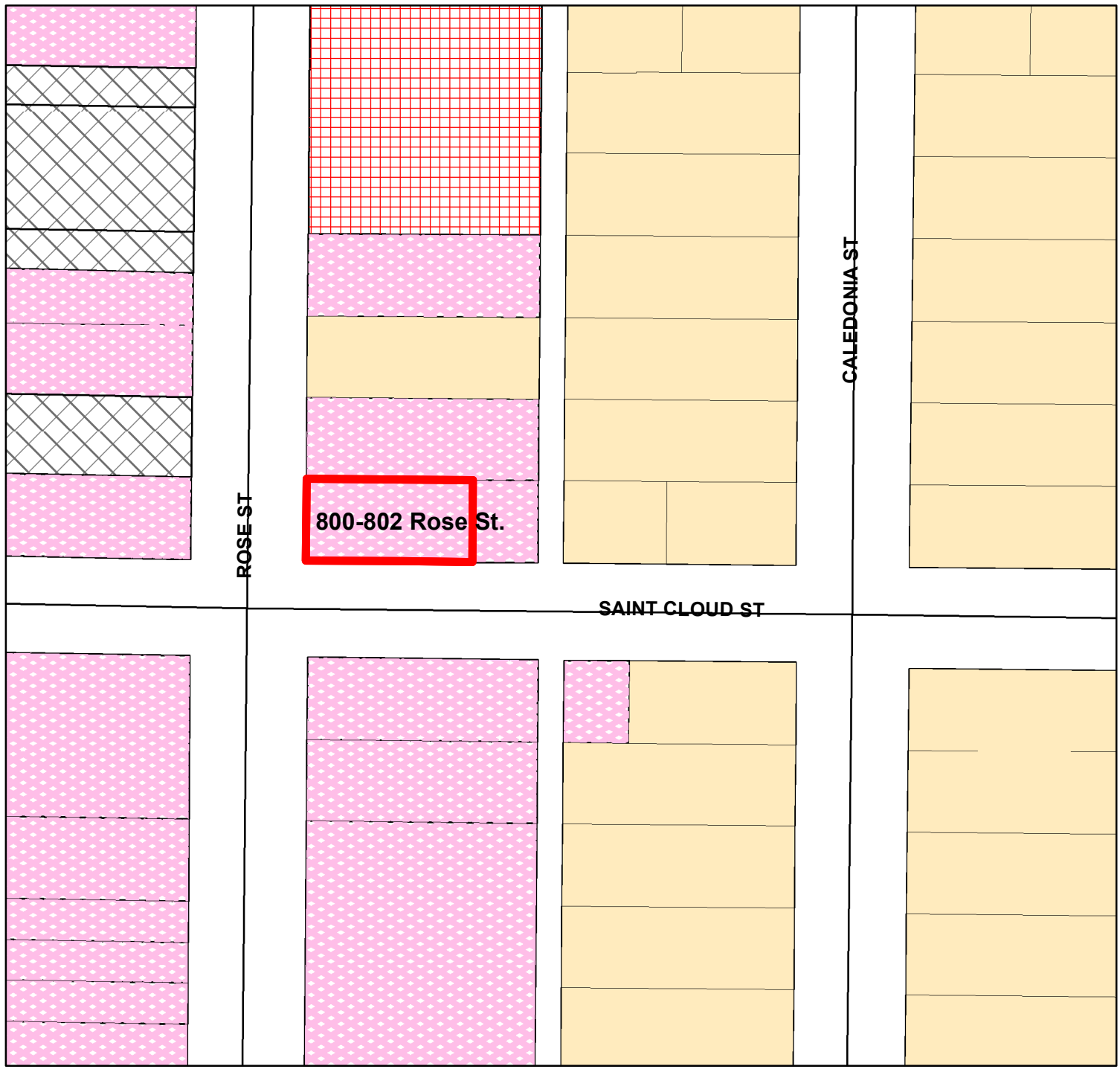
Planning staff recommends approval of request. This property has never had on-site parking. Planning staff is pleased with the progress made on this building and considers this a historic commercial node, reliant historically on on-street parking and the adaptive re-use of the building with an exterior patio may not have a greater parking need than a permitted use within the existing structure.



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
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