

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
January 4, 2016**

➤ **AGENDA ITEM - 15-1247 (Tim Acklin)**

Request for Exception to Standards for Commercial Design by Boys and Girls Clubs of Greater La Crosse for its building addition and site improvement project at 1235 and 1250 Clinton Street allowing for a waiver of parking lot design and off-street parking requirements.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Boys and Girls Club is proposing an addition to their current facility depicted on attached **MAP PC15-1247**. During the Commercial Design Review process two (2) standards were identified that they were not going to be able to meet. The first standard not being met was being able to provide their off-street parking requirement on their property. The applicant is required to provide 57 off-street parking spaces on their property and is only providing 52. The second standard not being met is located parking closer to the street than the building. (Plans for the addition are attached to the report)

➤ **GENERAL LOCATION:**

1235 & 1250 Clinton Street, just south of Logan High School.

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

The Design Review Committee approved the project subject to a few minor revisions, the submittal of approved agreements between the Boys and Girls Club and the School District, and the approval of the above exemptions by the Common Council at their December 18, 2015 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

While the Boys and Girls Club is not able to provide their required off-street parking on their property they have entered into a shared parking agreement with the La Crosse School District to provide the remaining parking spaces immediately adjacent to the Boys and Girls Club's new entrance. (A copy of the agreement is attached to the

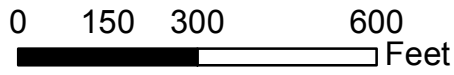
Legislation)Due to the existing building and lot configuration there was little space for the design of the new addition and even less area to provide parking. The proposed site layout does maximize the use of the space to its fullest and does not negatively impact Ranger Drive. The proposed addition to the Boys and Girls Club will be a positive asset to North La Crosse as well as the City as a whole. **Both Exemptions are recommended for approval.**

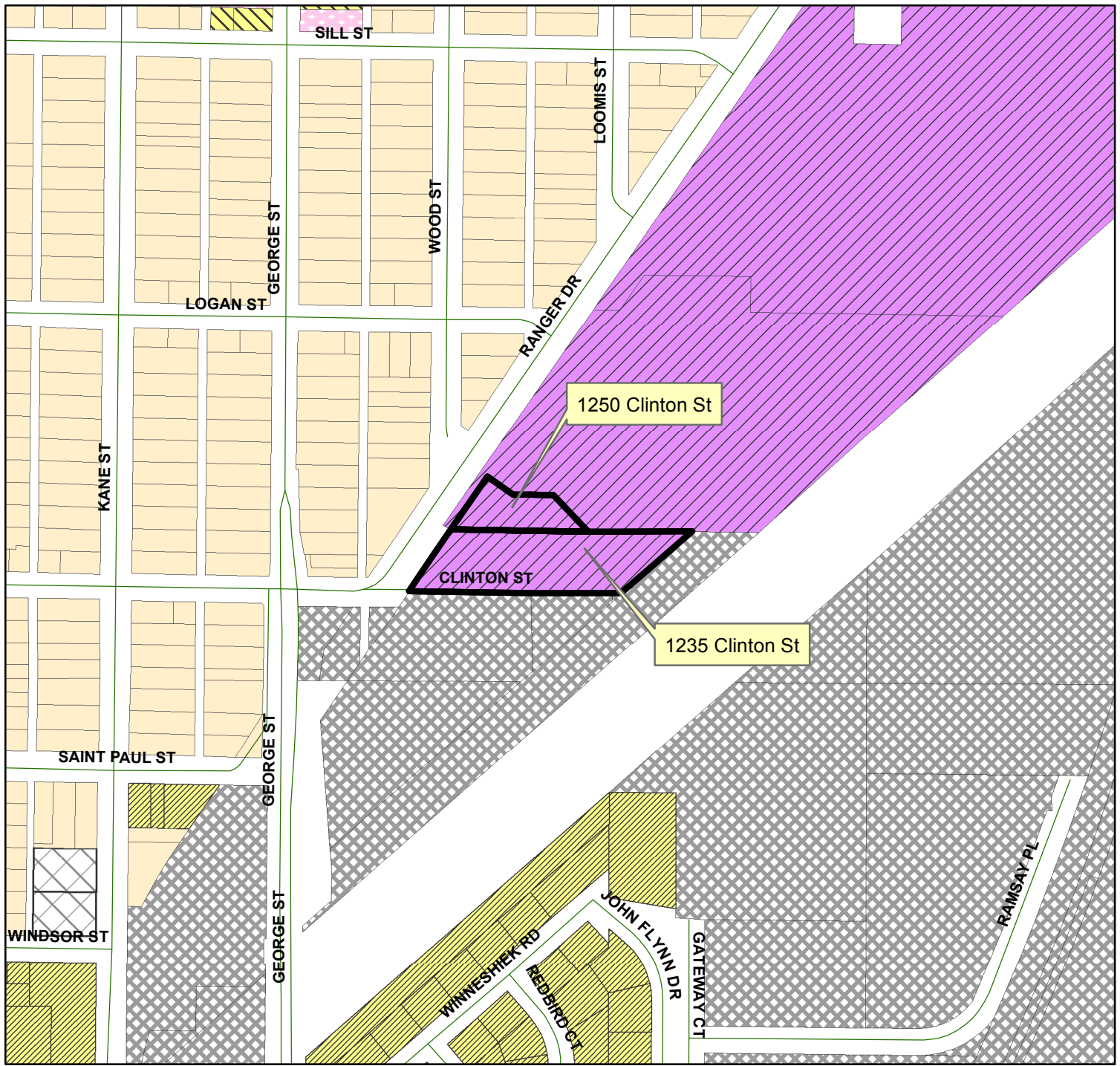


## BASIC ZONING DISTRICTS

	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

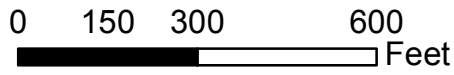






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## SHARED USE AGREEMENT FOR PARKING LOT

In consideration of the covenants herein, the SCHOOL DISTRICT OF LA CROSSE (hereinafter "the School District") and the BOYS AND GIRLS CLUBS OF GREATER LA CROSSE (hereinafter "the Club") have entered this Shared Use Agreement for Parking Lots each owns, which are adjacent to the parking of the other.

### **THE PARTIES AGREE:**

#### **1. USE OF FACILITIES.**

A. Logan Parking Lot. During school activities, including class days and school-related activities, on the La Crosse Logan premises adjacent to the parking lot, the SCHOOL DISTRICT OF LA CROSSE shall have exclusive use of the parking lot.

During Club activities and when the school activities described above are not in progress, the Club may have use of the parking lot as space is available.

B. Club Parking Lot. During Club activities, the Club shall have exclusive use of the parking lot, and when Club activities are not in progress, the School District may have use of the Club parking lot as space is available.

C. When neither School District nor Club activities are in progress, the parties may use either parking lot.

#### **2. MAINTENANCE.**

Each party is responsible for all maintenance of its parking lot at its discretion, unless maintenance is required as a result of the negligent use of the parking lot by the other party, in which case, the other party will be responsible for repair of any damaged area.

#### **3. SIGNAGE.**

Each party may provide all signage for their parking lot at their discretion. The other party may only provide signage with the written approval of the lot owner.

**4. ENFORCEMENT.**

The School District and Club may provide a surveillance officer(s) for parking safety and usage during their period of permissive use of the other's parking lot. Each party reserves the right to tow, at owners expense, vehicles improperly parked or abandoned.

**5. COOPERATION.**

The School District and Club agree to cooperate to the best of their abilities to mutually use the facilities without disrupting the other party. The parties agree to meet on occasion to work out any problems that may arise to the shared use.

**6. INSURANCE.**

At their own expense, the School District and Club agree to maintain liability insurance for the facilities as is standard for their own business usage; further, each party agrees to name the other as an additional insured on its liability insurance as it applies to parking lot usage.

**7. TERMINATION.**

Either the School District or Club may terminate this agreement at any time on fifteen (15) days written notice to the other.

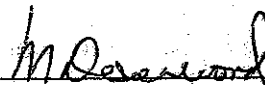
Dated this 3 day of December, 2015.

SCHOOL DISTRICT OF LA CROSSE

BOYS AND GIRLS CLUBS  
OF GREATER LA CROSSE



By Janet Rossiter  
Executive Director of Business Services



By Mike Desmond  
Executive Director

Consultant:

Project:



**TERRY ERICKSON CENTER  
ADDITION & RENOVATION**  
BOYS & GIRLS CLUBS OF  
GREATER LA CROSSE

Location:  
1331 CLINTON STREET  
LA CROSSE, WI 54603

Key Plan:



Sheet:  
**FIRST FLOOR PLAN**

CONSTRUCTION DOCUMENTS

Scale:  
AS NOTED

Revisions:  
No. Date Description

Date:  
DECEMBER 3, 2015

Project No.:  
150024.00

Sheet No.:

**A2.0**

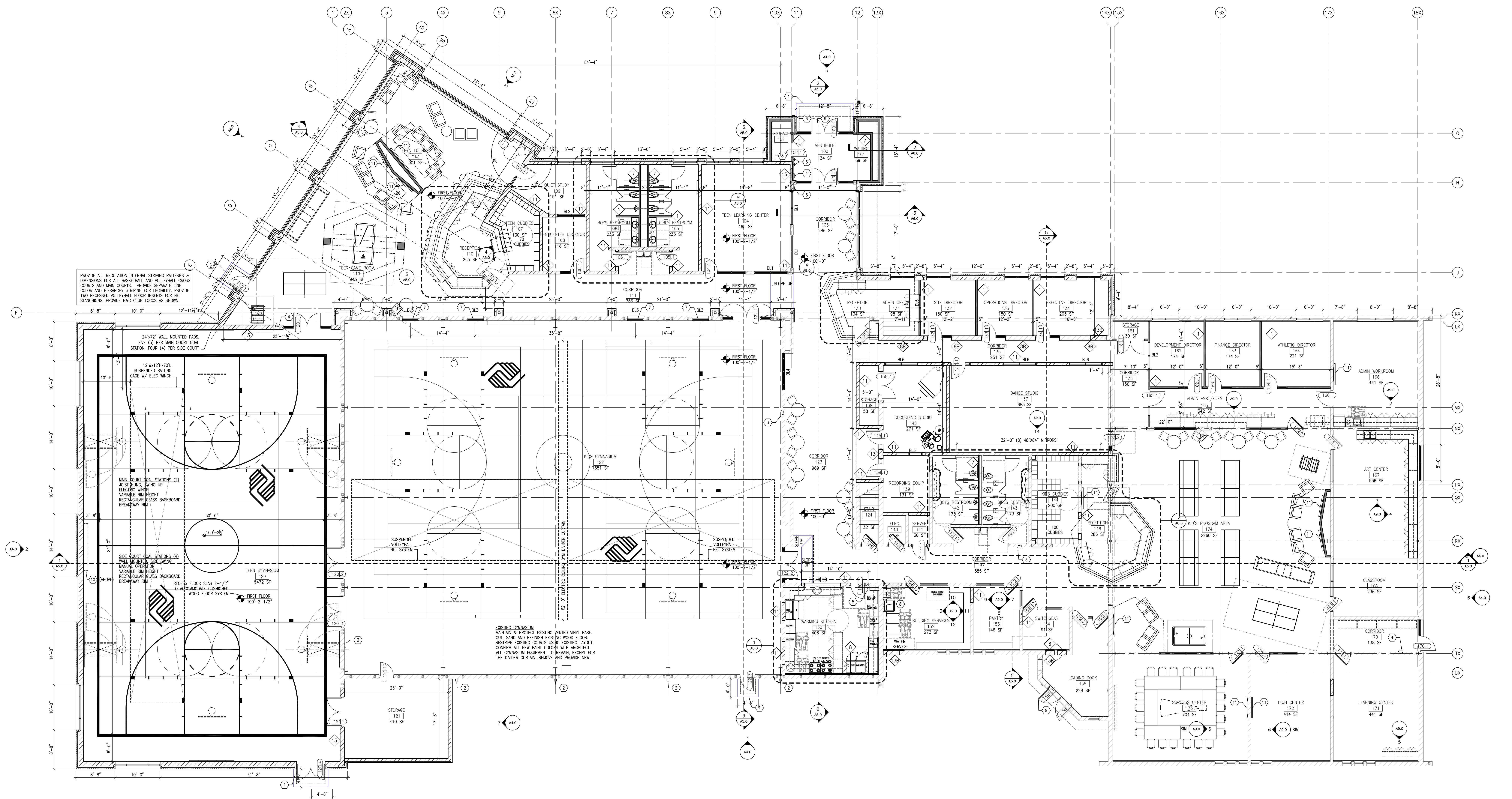
- COMMON ABBREVIATIONS**
- SEE SHEET 010 FOR COMPLETE LIST
  - FE: FIRE EXTINGUISHER CABINET
  - FE: FIRE EXTINGUISHER (NO CAB)
  - SM: SURFACE MOUNTED
  - SR: SEMI RECESSED
  - RE: RECESSED
  - BP: BUSHING
  - FD: FLOOR DRAIN
  - PC: PANEL JOINT
  - GC: GENERAL LEAD CONTRACTOR
  - RD: ROOF DRAIN
  - ST: STANDPIPE
  - ELEV: ELEVATION
  - DN: DOWN
  - UP: UP
  - DC: DRY ERASE WALL COVERING
  - EX: EXISTING
  - COL: COLUMN
  - OPN: OPERABLE WINDOW PANEL
  - UCR: UNDER COUNTER REFRIGERATOR
  - COP: COFFEE MAKER
  - FWM: FILTERED WATER MACHINE
  - CUM: CABINET UNIT HEATER
  - A/V: AUDIO/VISUAL
  - NOT IN CONTRACT
  - VF: VERIFY IN FIELD
- GENERAL NOTES**
1. SEE SHEET 010 FOR ABBREVIATIONS AND SYMBOL LEGEND.
  2. SEE SHEET 010 FOR CODE REVIEW.
  3. WALL TYPES INDICATED BY SEE SHEET A10.1 FOR WALL TYPES.
  4. ALL FLOOR ELEVATIONS ARE BASED OFF OF FIRST FLOOR ELEVATION OF 100'-0". ARCHITECTURAL ELEVATION 100'-0" CORRESPONDS TO CIVIL ELEVATION OF 649.05'.
  5. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
  6. ALL FIRE EXTINGUISHER CABINETS (FEC) SHALL BE SEMI RECESSED ("SR FEC"), UNO. (SURFACE MOUNTED = "SM FEC", FULLY RECESSED = "RE" FEC). FEC'S IN RATED ENCLOSURE WALLS SHALL BE SURFACE MOUNTED.
  7. ALL ELECTRICAL PANELS LOCATED IN SPACES OTHER THAN DEDICATED ELECTRICAL CLOSETS OR NON-PUBLIC SPACES SHALL BE FULLY RECESSED.
  8. ALL DIMENSIONS ON PLAN ARE NOMINAL, UNLESS NOTED OTHERWISE.
  9. HINGE SIDE OF ROUGH OPENINGS FOR DOORS ARE TYPICALLY 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
  10. SEE SPECIFICATION MANUAL FOR COLOR AND MATERIAL SCHEDULE AND ROOM FINISH SCHEDULE.
  11. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE TO ALL SPACES ON THE SITE NOT AFFECTED BY THE WORK. ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM THE WORK MUST BE COORDINATED WITH OWNERS AND ADJACENT PROPERTY OWNERS IN ADVANCE.
  12. CONTRACTOR SHALL REPLACE, AT NO COST TO THE OWNER, ANY AND ALL SITE MATERIALS DAMAGED DUE TO THE CONSTRUCTION PROCESS WHICH WERE NOT SCHEDULED TO BE DEMOLISHED OR REMOVED.
  13. COORDINATE FINAL SIZES AND LOCATIONS OF ALL CONCRETE PADS WITH THE HVAC CONTRACTOR. CONCRETE PADS SHALL BE BY 3" UNO.
  14. ANY WALL SHOWN ON THE PLANS WITHOUT A WALL TAG IS ASSUMED TO BE TYPE 1 IF GRAPHICALLY INDICATED AS GYP BOARD & METAL STUD, AND TYPE 11 IF GRAPHICALLY INDICATED AS MASONRY. IF MASONRY WALL IS NOT TAGGED, IT SHALL BE ASSUMED TO MATCH THE WIDTH OF THE EXISTING WALL. SEE SHEET 010 FOR GRAPHIC LEGEND.
  15. ALL GYPSUM BOARD SHALL BE MOLD RESISTANT. SEE WALL TYPES FOR ADDITIONAL GYP BOARD REQUIREMENTS.
  16. CERTAIN PLUMBING, ELECTRICAL AND MECHANICAL ELEMENTS, SUCH AS ROOF CONDUITORS, STAIRWELLS, CABINET UNIT HEATERS AND ELECTRICAL PANELS MAY OR MAY NOT BE SHOWN ON THE ARCHITECTURAL PLANS. THESE ARE SHOWN FOR COORDINATION ONLY. ALL CONTRACTORS MUST REVIEW ALL SHEETS FOR ALL REQUIRED WORK.
  17. WHERE DEMOLITION PLANS CALL OUT FOR MASONRY OPENINGS TO BE MADE, DIMENSION SHOWN IS FOR FINAL OPENING DIMENSION, NOT NECESSARILY TO THE SMOOTH LINE. REFER TO STRUCTURAL DETAILS FOR GRouting, REBAR, MASONRY TYPING, LINTEL, BEARING OR OTHER REASONS FOR OVERCUT AND BACKFILL OF MASONRY TO THE FINAL DIMENSION.
  18. WALLS ARE TO BE PARALLEL & PERPENDICULAR TO ADJACENT WALLS WHERE PERPENDICULAR TO THE FLOOR UNLESS OTHERWISE NOTED. ALIGN WALLS WHERE APPARENT AND AS NOTED.
  19. OPENINGS MADE AND/OR VACATED BY A TRADE SHALL BE CUT AND/OR PATCHED TO MATCH BY SAME TRADE REQUIRING THE OPENING UNDO.
  20. PROVIDE BLOCKING AT ALL WALL HUNG EQUIPMENT AND FURNITURE AS NOTED.
  21. ALL FLOORS TO BE LEVEL AND CLEAR PRIOR TO INSTALLATION OF NEW FLOOR COVERINGS. ALL FLOOR SURFACES AND TRANSITIONS BETWEEN SURFACE TYPES SHALL COMPLY WITH ADA GUIDELINES.
  22. MINIMUM HOLD CLEAR DIMENSIONS SHOWN ON THE PLAN ARE FOR THE FIT OF FURNITURE INTO THE ROOM/SPACE. IT IS ACCEPTABLE TO HAVE A LARGER DIMENSION THAN THE MIN. GIVEN. IF THE MINIMUM DIMENSION CAN NOT BE MET, CONTACT ARCHITECT IMMEDIATELY.
  23. WHERE ROCK FACED CMU IS REMOVED AND BACKPATCHED, OR WHERE OPENINGS ARE FILLED, PROVIDE ROCK FACE CMU TO MATCH TOOTH IN ALL WALLS SO AS TO CREATE A SEAMLESS END PRODUCT.

**ABBREVIATED GRAPHIC LEGEND**

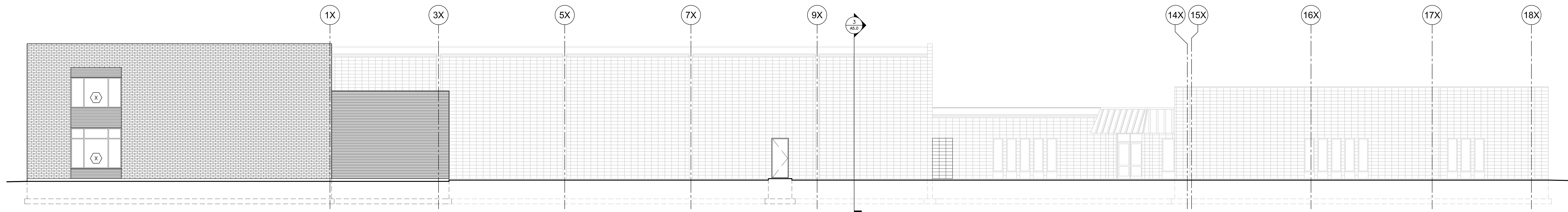
	MASONRY, SEE TYPE FOR WIDTH		MASONRY T.O. WALL
	CONCRETE, PRECAST OR SITECAST		BELOW CEILING
	PRECAST W/ VENEER & GYP FLURRING		FULL HEIGHT DOOR
	GYPSUM BOARD & METAL W/ WOOD STUD		HALF HEIGHT DOOR
	HALF HEIGHT WALL - MISO OR GYP		

**KEYED NOTES:**

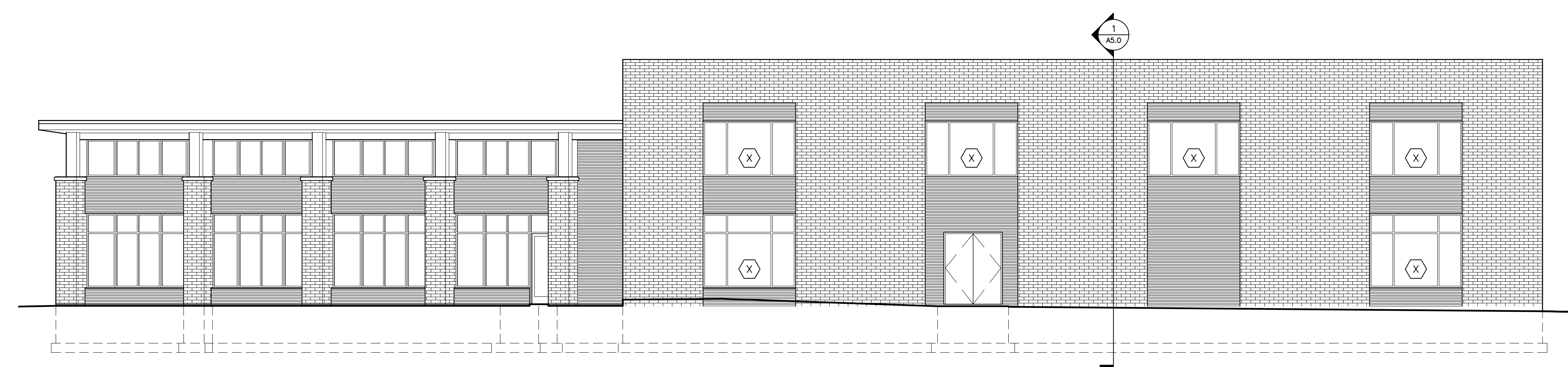
1	CONCRETE STOOP	7	INSTALL WINDOW FRAME FLUSH WITH INSIDE OF GYM OFFICE. PROVIDE SSM WINDOW STOOL ON CORRIDOR SIDE.	12	?
2	NEW EXTERIOR, 3-SIDED 6" BOX PREFIN.	8	WALL MOUNTED MOP HOLDER	13	?
3	NEW FIRE EXTINGUISHER IN EXISTING CABINET	9	CARD ACCESS CONTROLLED DOOR. SEE ELEC.	14	?
4	SEMI-RECESSED FIRE EXTINGUISHER CABINET	10	ELECTRIC SCOREBOARD	15	?
5	FIRE EXTINGUISHER, NO CABINET	11	ELECTRIC TV. SEE ELEC DWGS FOR POWER & DATA.	16	?
6	ADA DOOR OPERATOR WALL MOUNTED BUTTON			17	?



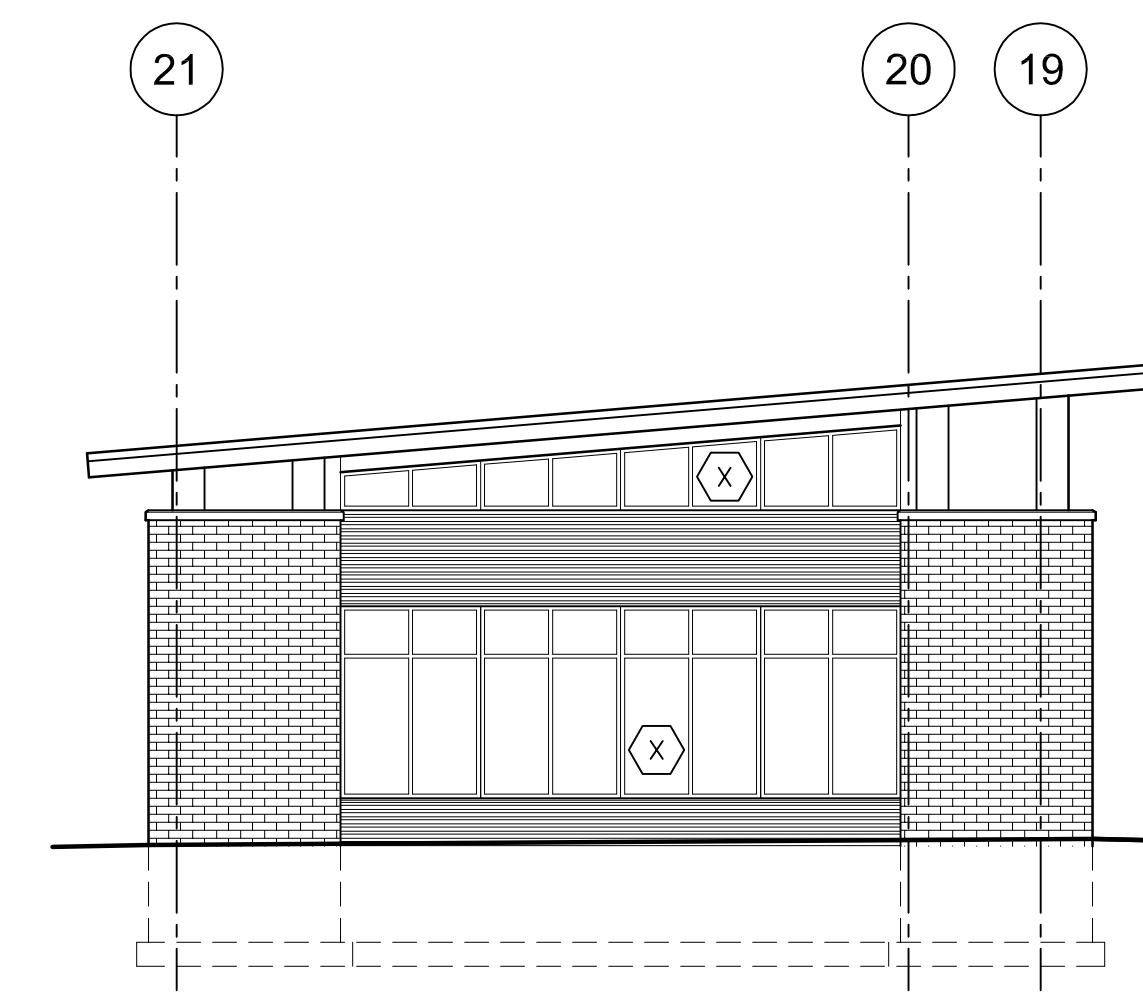
**1 FIRST FLOOR PLAN**  
1/8" = 1'-0"



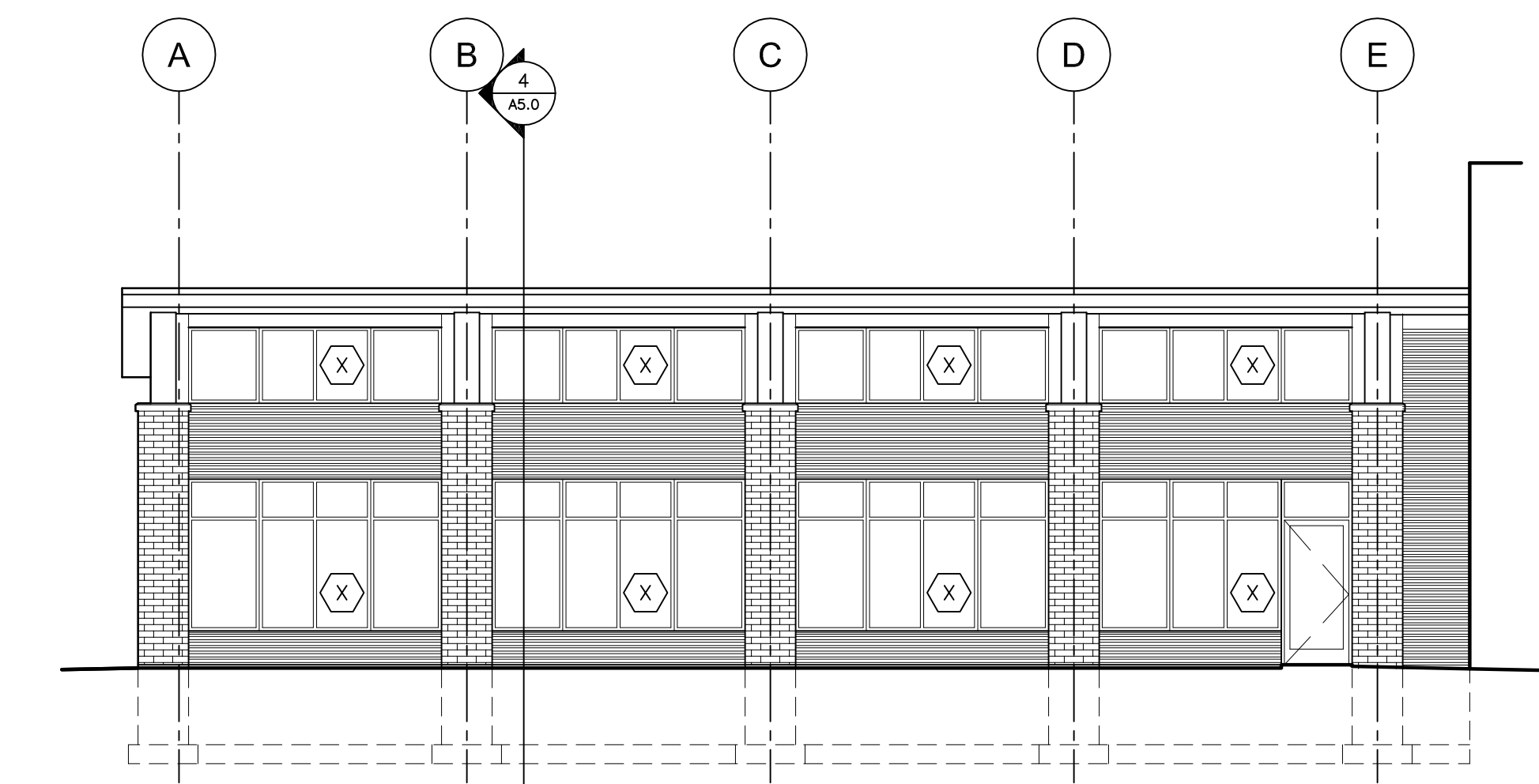
1 SOUTH ELEVATION  
1/8" = 1'-0"



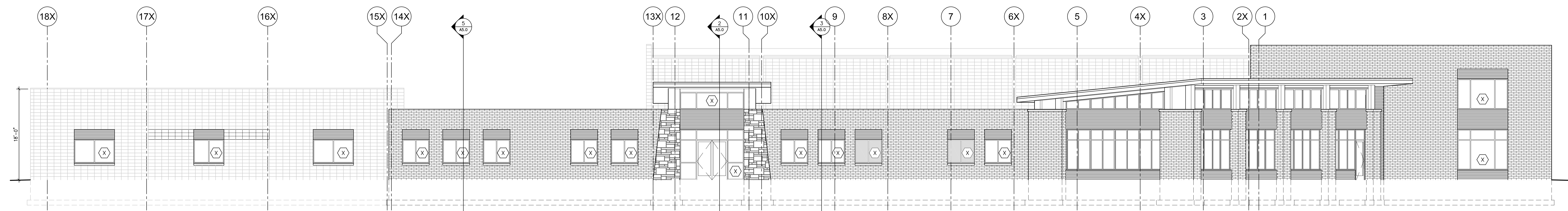
2 WEST ELEVATION  
1/8" = 1'-0"



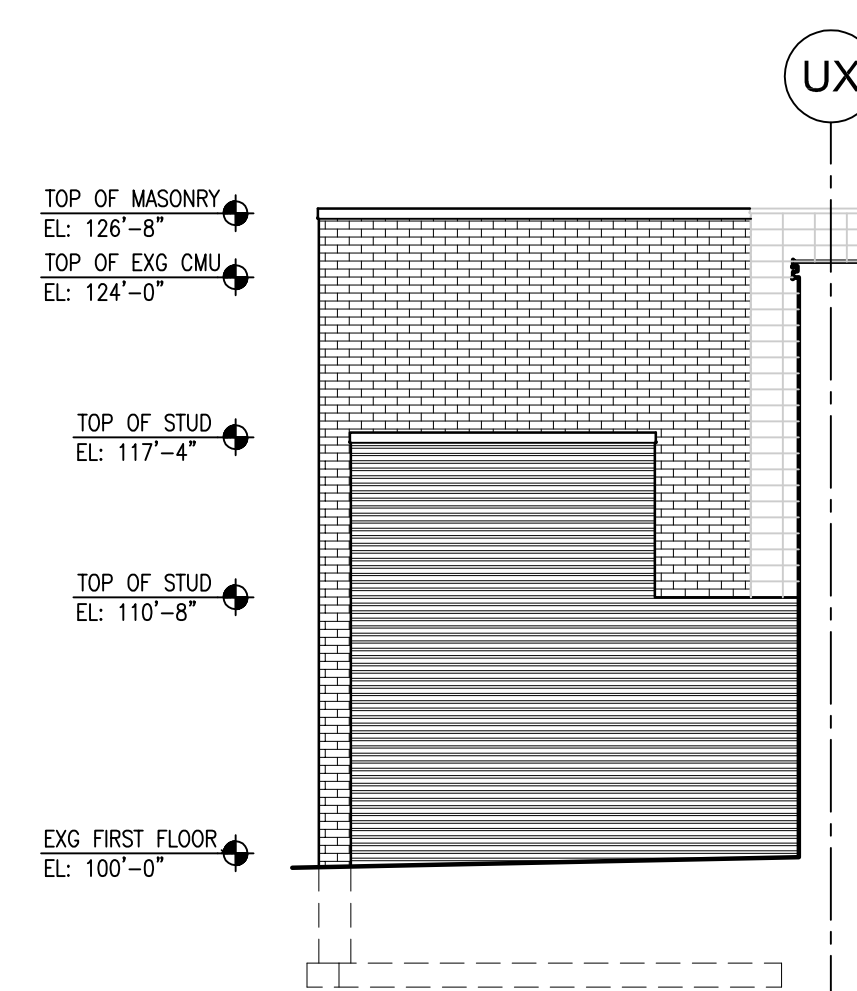
3 NORTHEAST ELEVATION  
1/8" = 1'-0"



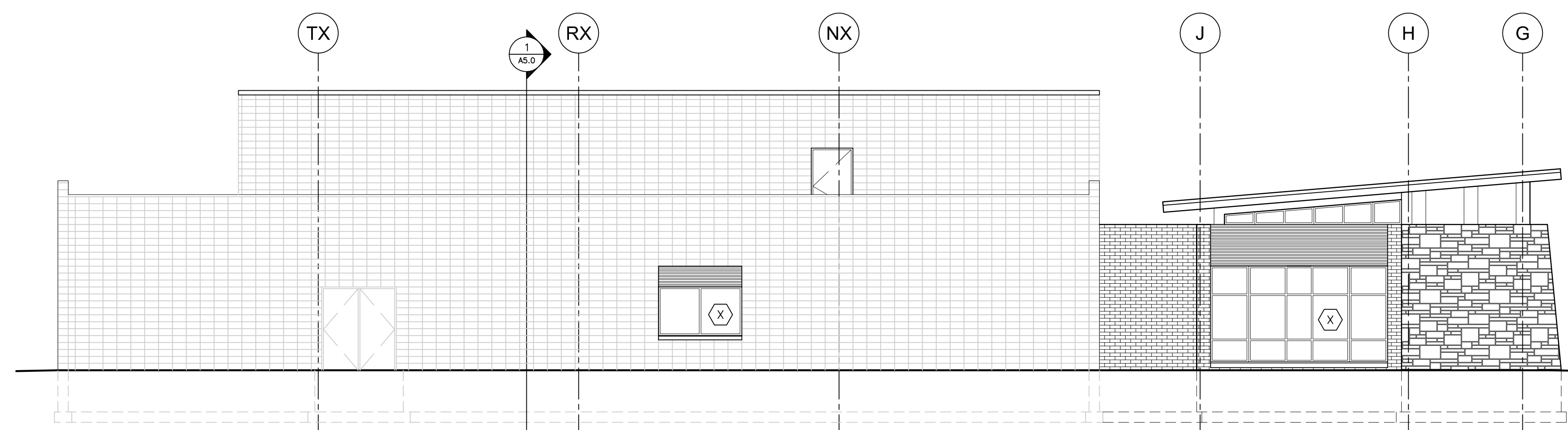
4 NORTHWEST ELEVATION  
1/8" = 1'-0"



5 NORTH ELEVATION  
1/8" = 1'-0"



6 EAST ELEVATION  
1/8" = 1'-0"



7 EAST ELEVATION  
1/8" = 1'-0"

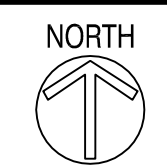
Consultant:

Project:

**BOYS & GIRLS CLUBS**  
OF GREATER LA CROSSE  
TERRY ERICKSON CENTER  
ADDITION & RENOVATION  
BOYS & GIRLS CLUBS OF  
GREATER LA CROSSE

Location:  
1331 CLINTON STREET  
LA CROSSE, WI 54603

Key Plan:



OWNER REVIEW SET  
NOT FOR CONSTRUCTION

Sheet:

EXTERIOR ELEVATIONS

CONSTRUCTION DOCUMENTS

Scale:

AS NOTED

Revisions:

No. Date Description

Date:

DECEMBER 3, 2015

Project No.:

150024.00

Sheet No.:

**A4.0**



Consultant:



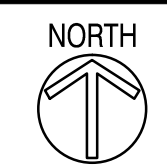
Project:



**TERRY ERICKSON CENTER  
ADDITION & RENOVATION  
BOYS & GIRLS CLUBS OF  
GREATER LA CROSSE**

Location:  
1331 CLINTON STREET  
LA CROSSE, WI 54603

Key Plan:



**PROGRESS SET**

NOT FOR CONSTRUCTION

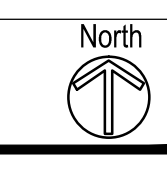
DATE: November 25, 2015

Sheet:

**SITE PLAN**

DESIGN DEVELOPMENT

Scale: 1" = 20'



Revisions:

No.	Date	Description

Date:

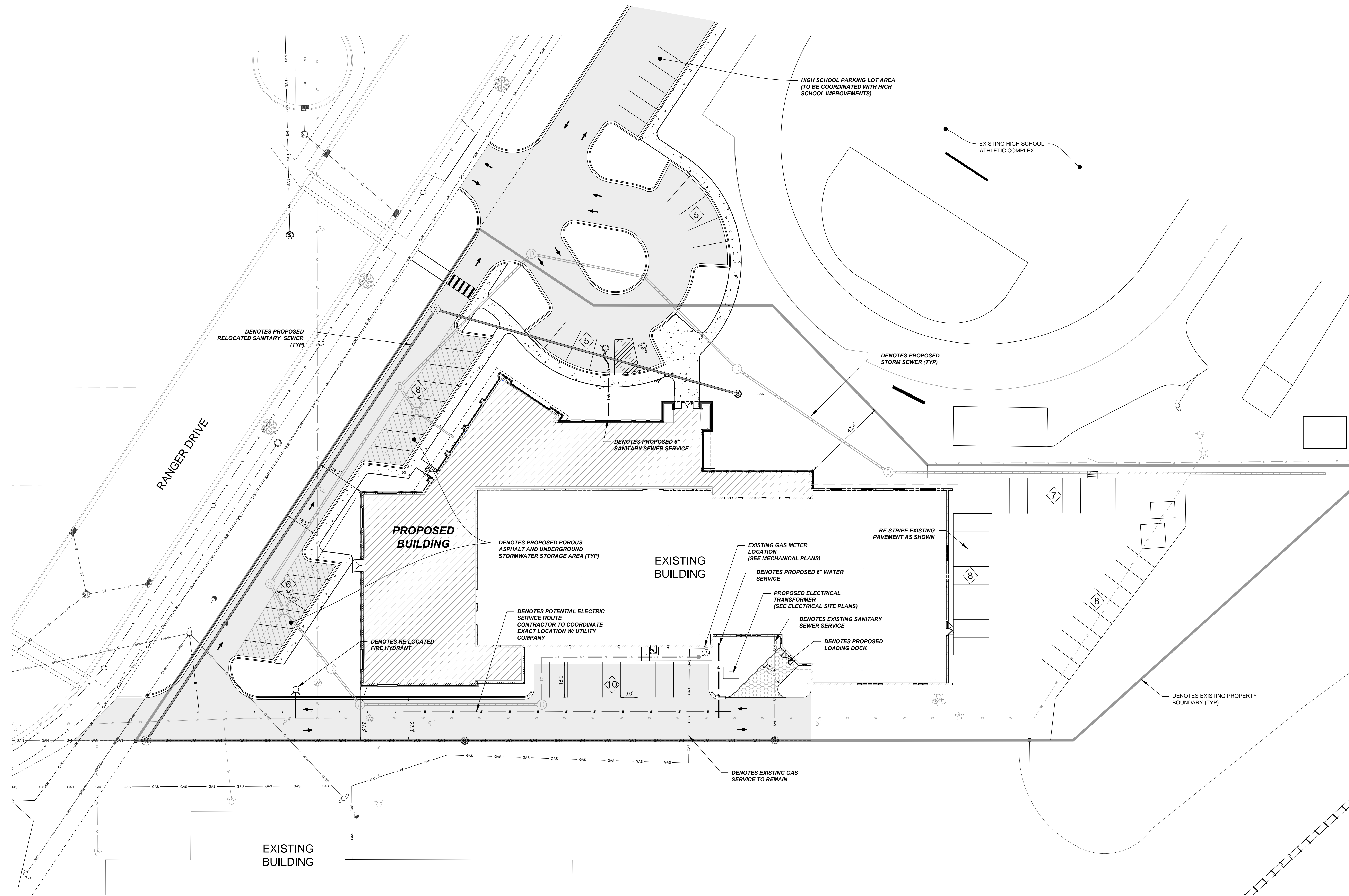
NOVEMBER 25, 2015

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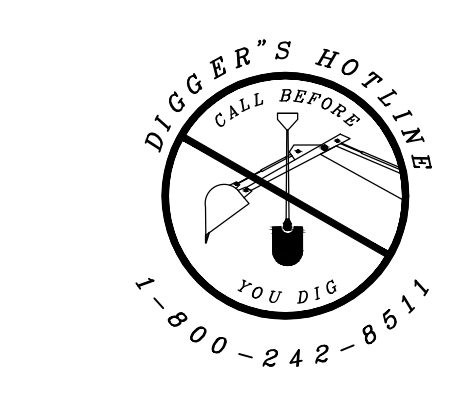
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UTILITY LEGEND	
SYMBOL	DESCRIPTION
— W — W —	EXISTING WATER MAIN
— E — E —	PROPOSED WATER SERVICE
— E — E —	EXISTING ELECTRICAL LINE
— E — E —	PROPOSED ELECTRICAL LINE
— GAS — GAS —	EXISTING GAS MAIN
— GAS — GAS —	PROPOSED GAS MAIN
— SAN — SAN —	EXISTING SANITARY SEWER
— SAN — SAN —	PROPOSED SANITARY SEWER
— ST — ST —	EXISTING STORM SEWER
— ST — ST —	PROPOSED STORM SEWER
— OHS — OHS —	OVERHEAD WIRES
⊙	EXISTING POWER POLES
⊙	EXISTING LIGHT POLES
⊙	SANITARY MAN-HOLE
⊙	FIRE HYDRANT
⊙	EXISTING WATER VALVE
⊙	PROPOSED WATER VALVE
⊙	EXISTING STORM STRUCTURE
⊙	PROPOSED STORM STRUCTURE
⊙	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH
⊙	PROPOSED & EXISTING SPOT GRADE



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.