

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 2, 2015**

➤ **AGENDA ITEM - 15-0093 (Lewis Kuhlman)**

Review of Plans for an addition to the YMCA Building located at 148 West Ave S.

➤ **ROUTING:** CPC Only

➤ **BACKGROUND INFORMATION:**

Ordinance #4829 transferred the property depicted on attached **MAP 15-0093** from the Washburn Residential District and Multiple Dwelling District to the Public and Semi-Public District. The City approved the rezoning on the condition that the planned improvements are approved by the City Plan Commission prior to receiving a Building Permit.

The addition plans show a new lobby, two classrooms, storage space, medical office and six exam/consultation rooms, several bathrooms and exercise gym on the first floor. It also shows a wellness center on the second floor with an office and bathrooms. The plans indicate that YMCA will reduce 86 parking spaces to 51, (plus 2 handicap-accessible spaces), and shift the driveway on King Street to the west.

➤ **GENERAL LOCATION:**

The northwest corner of West Avenue and King Street, part of the YMCA building where there is currently a parking lot.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























This site plan is consistent with the adopted comprehensive plan. Removing surface parking to build an addition would support some land use objectives. While the Future Land Use Map has identified this parcel for "Medium Density Retail, Office, or Housing", it is likely that the YMCA will occupy this location for the long-term.


➤ **PLANNING RECOMMENDATION:**

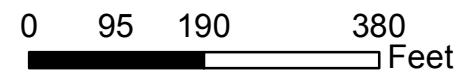
The site plans add more capacity to the building for the YMCA staff to offer more services. The number of parking spaces would be reduced, but the parking area is much more neatly organized. The parking could use some landscaping along the outside and islands more consistent with commercial design standards to buffer it from the public. **Planning staff recommends approval of the plans with the condition that more landscaping, consisting of trees or shrubs be installed to buffer the parking area from King Street & West Avenue. It is highly encouraged that the interior islands be landscaped to reduce the YMCA's Stormwater Utility assessment.**

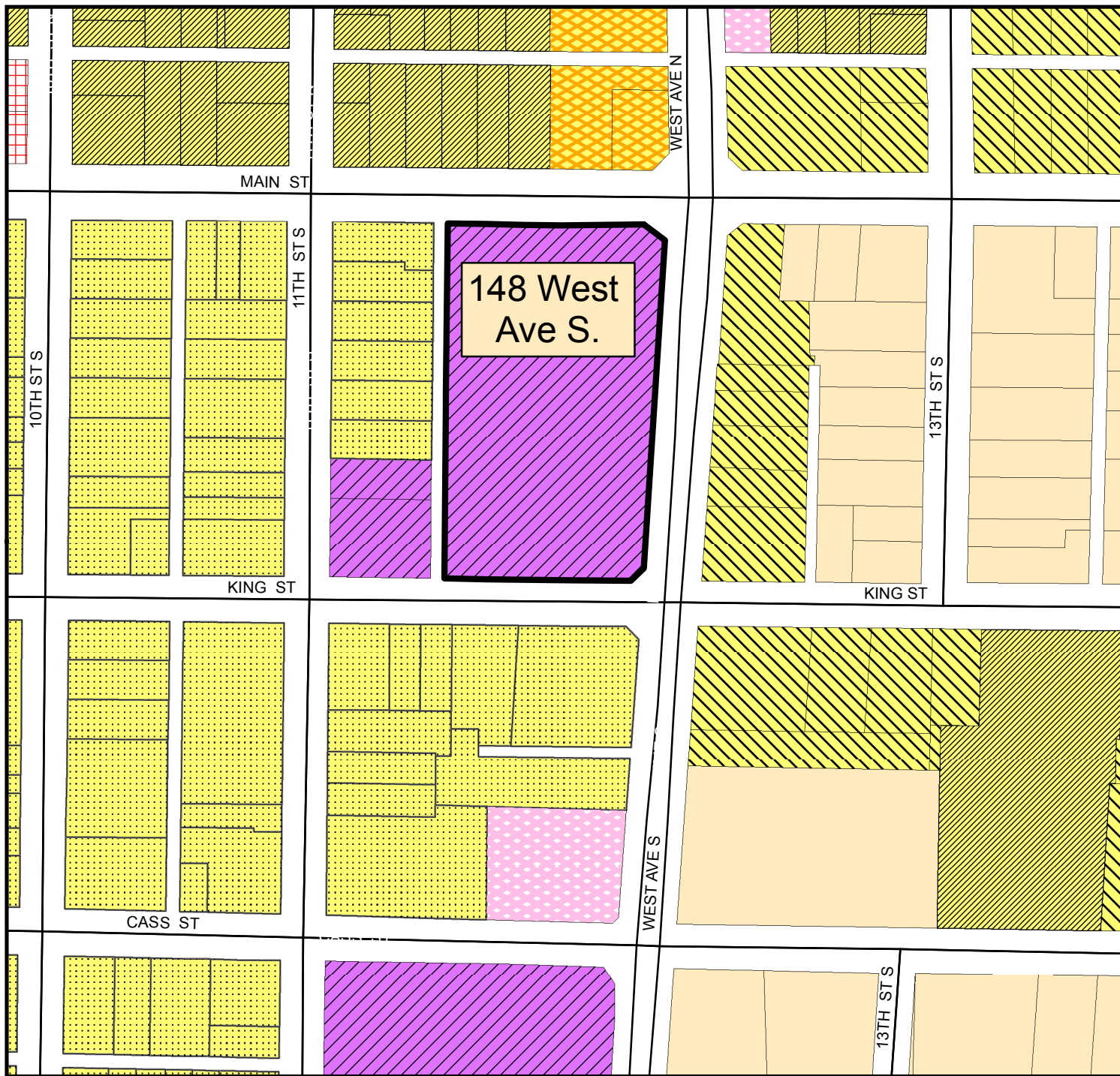


BASIC ZONING DISTRICTS

	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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