

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 18, 2015**

➤ **AGENDA ITEM – 15-0875 (Tim Acklin)**

Review request to allow for an exception to the area regulations in the Public/Semi-Public zoning district for 312 7th Street N.

➤ **ROUTING:** CPC only

➤ **BACKGROUND INFORMATION:**

Western Technical College (WTC) is requesting an exception to building within the required 10ft setback on the property depicted on attached **MAP PC15-0875**. As part of WTC's building renovations and site improvements on this parcel they are proposing to install Photovoltaic Solar Arrays on the south side of the parking lot as part of their effort to provide sustainable energy.

The Ordinance states that all new construction must be set back at least 10ft from the public right-of-way. While the footings and columns supporting the arrays are not located within the 10ft setback, the overhang of the canopy extends into the setback by 4ft. The minimum height of the array is at least 9ft and may extend up to 15ft depending on the angle the array is positioned at in order to capture the maximum amount of sun light. The array will not encroach into the public right-of-way. The Ordinance also states:

(e) Modification. The City Plan Commission may modify the area regulations as well as the required off-street parking after review of any and all site plans as well as considering the impact to the surrounding neighborhood. Such modification shall only be made after the public hearing and upon notification to the property owners within 300 feet of any proposed new structure with such notice being given.

A notification was sent to all the surrounding property owners within 300ft on August 12, 2015.

➤ **GENERAL LOCATION:**

312 7TH Street N

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























Institutional Growth while protecting the character of the surrounding neighborhoods is a primary objective in the Land Use Element of the Comprehensive Plan. The proposed project is consistent with this objective.

➤ **PLANNING RECOMMENDATION:**

Staff does not feel that this request will have a negative impact on the surrounding area. The majority of the surrounding properties are WTC campus buildings and student rental properties. The installation of the arrays furthers WTC's initiative to produce sustainable energy for their campus as well as provide a canopy to protect vehicles from weather. **This request is recommended for approval.**

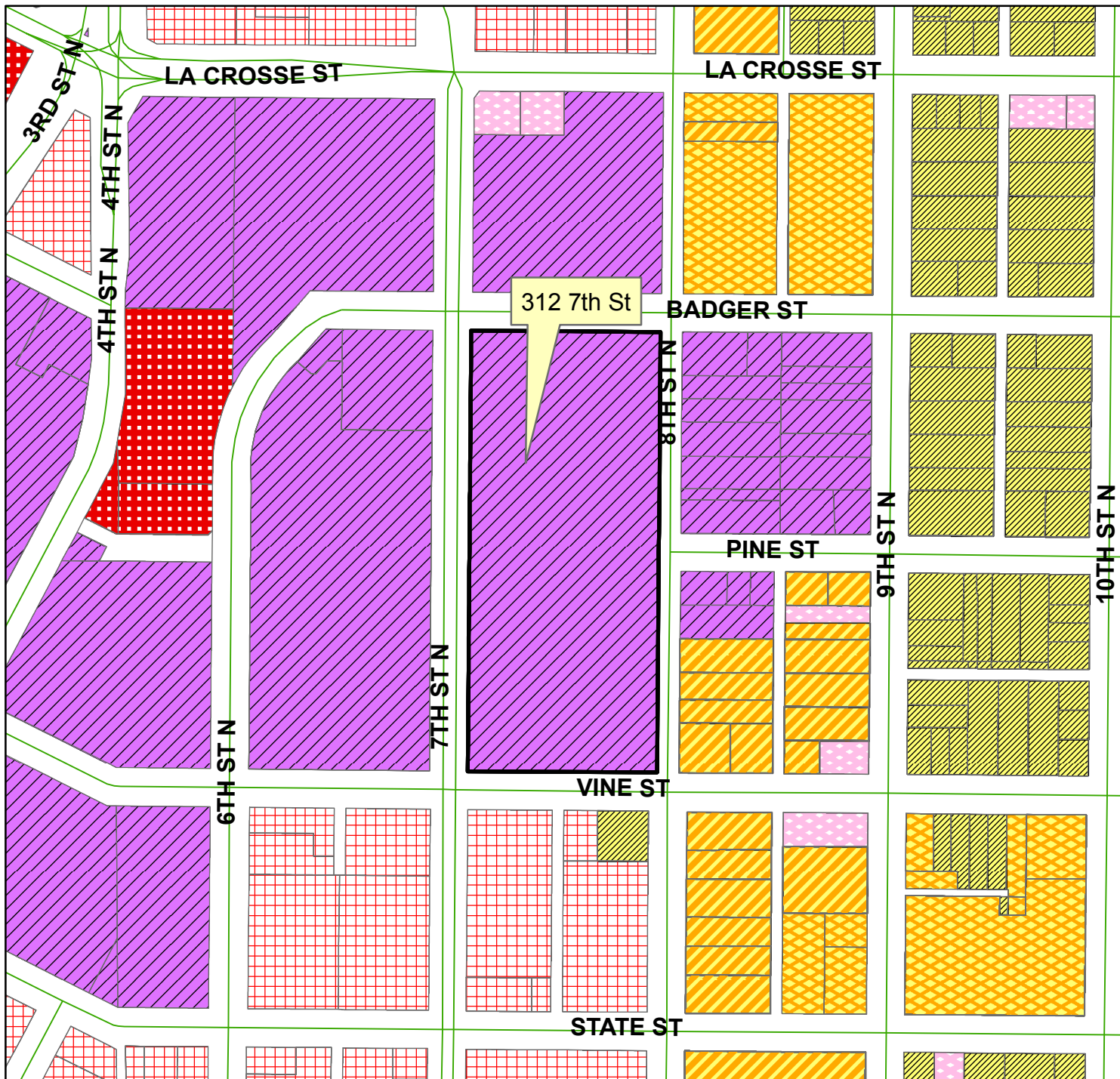


BASIC ZONING DISTRICTS
























-  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

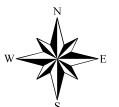


0 115 230 460 Feet



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