

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
June 3, 2019**

➤ **AGENDA ITEM – 19-0659 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - Specific to the Planned Development District - Specific allowing for additional garage structure at 1 River Place Drive.

➤ **ROUTING:** J&A 6-4-2019

➤ **BACKGROUND INFORMATION:**

The applicant is proposing to construct a detached parking garage structure for 12 individual stalls. The existing apartment complex has 78 apartments, but only 55 underground parking stalls. Additional parking is provided via an adjacent surface lot however, the applicant has stated that they have lost prospective tenants as the surface lot is undesirable and covered parking is preferred. The construction of the garage will result in the loss of one surface space. The applicant has stated that the loss of one space will not affect their ability to provide parking for their tenants.

The current zoning of the parcel is Planned Development –Specific. This project requires a rezoning as the original master plan that was approved by the Common Council did not include detached garages. Additionally, the applicant is requesting approval of an accessory structure that is greater than 1,000sqft, which is not permitted in any residential zoning district.

➤ **GENERAL LOCATION:**

The proposed garages will be located on the east side of the surface parking lot that is located on the east side of Riverplace Apartments. See attached **MAP PC19-0659**.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map in the City’s Comprehensive Plan depicts this parcel as Downtown, which promotes high-intensity office, retail, housing, entertainment, convention, and public land uses. The existing and proposed use is consistent with the comprehensive plan.
























➤ **PLANNING RECOMMENDATION:**

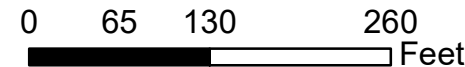
The addition of the detached garages will not have a negative impact on the surrounding uses. They will be located on an existing surface lot and will only add value to the existing apartment building.

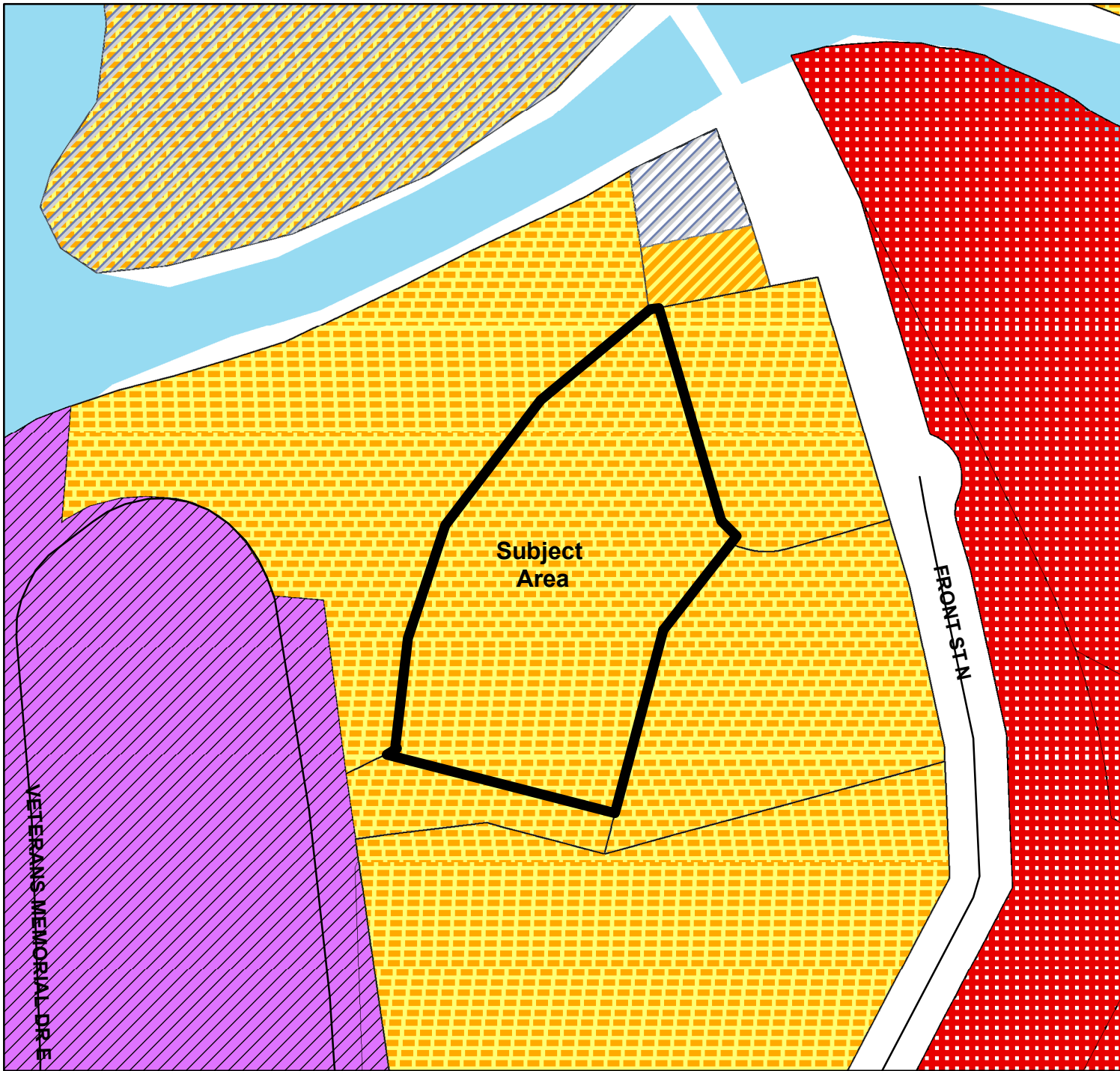
This project will have to go through the City's Design Review process, particularly to review design and stormwater management. **This item is recommended for approval, including the request to exceed the 1,000sqft restriction for accessory structures.**



# 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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