CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 2, 2017

➢ **AGENDA ITEM – 17-1293 (Jason Gilman)**

Request for Exception to Standards for Commercial Design by Coulee Council on Addictions, Inc. for an exception to off-street parking requirements for proposed facility at 921, 923, 927, 929, 935 and 939 Ferry Street.

➢ **ROUTING:** J&A, Public Hearing 10/3/17 6:00 p.m.

➢ **BACKGROUND INFORMATION:**
Coulee Council on Addictions has requested rezoning of the parcels at 921, 923, 927, 929, 935 and 939 Ferry Street in order to construct a 13,583 square foot building at this location and including 921 Ferry Street, replacing their existing facility at 921 West Avenue South. The code requires a minimum number of off street parking spaces which based upon the analysis of the proposed schematic designs would equal 46 stalls required. Due to considerations by neighboring property owners concerning traffic and/or placement of the off street parking and the site constraints, the applicant was asked to explore off-lot agreements to satisfy their parking requirement. The applicant has obtained an agreement from Mayo Health Systems to supplement the proposed 31 stalls with an additional 20 stalls available in off-lot facilities owned and maintained by Mayo Health Systems.

➢ **GENERAL LOCATION:**
921, 923, 927, 929, 935 and 939 Ferry Street

➢ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
This item will be referred to the Judiciary Committee

➢ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
Chapter 6 of the City of La Crosse Comprehensive Plan, Urban Design recommends flexibility and shared arrangements for off street parking to mitigate the extensive use of the urban landscape in off street parking type uses and also to better preserve the character of the City.
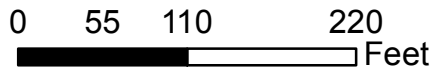
➢ **PLANNING RECOMMENDATION:**
This exception is recommended for approval based upon the guidance of the City's Comprehensive Plan.

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

DIVISION ST

9TH ST S

10TH ST S

Subject Area

FERRY ST

0   55   110   220   Feet

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