

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

➤ **AGENDA ITEM – 15-0874 (Tim Acklin)**

Review request to allow for an exception to the area regulations in the Public/Semi-Public zoning district for 304 6th 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 PC15-0874**. WTC is proposing to demolish the southeast section of the building and construct a new entrance to the existing building, make improvements to the exterior façade and construct a 47 space surface parking lot. New landscaping, a bio-filtration system, and green space is also proposed. This project is part of WTC's ongoing renovation.

The Ordinance states that all new construction must be set back at least 10ft from the public right-of-way. The proposed new entrance on the building is 8.5ft. Plans for the project are attached. 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:**

304 6th 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 neighborhood, particularly as the surrounding neighborhood is primarily WTC buildings. The rest of the building on the block is already built up to the sidewalk. Having a new entrance 8.5ft away will not be detrimental. While staff does not typically support new surface parking lots, staff was supportive of WTC reusing an existing area in their campus rather than acquiring an adjacent parcel and tearing a house down. In addition, staff understood that it was located within their campus boundary and was needed to make up for parking areas that were lost due to other campus developments. Staff would like to see more plantings/landscaping along 7th Street N and Vine Street to help reduce the visual impact of the surface lot and was awaiting feedback from the applicant on whether they were agreeable to that. **This request is recommended for approval with the recommendation that landscaping, such as flowers, shrubs, or other plantings are installed along Vine and 7th Streets in order to reduce the visual impact of the parking lot from the street.**



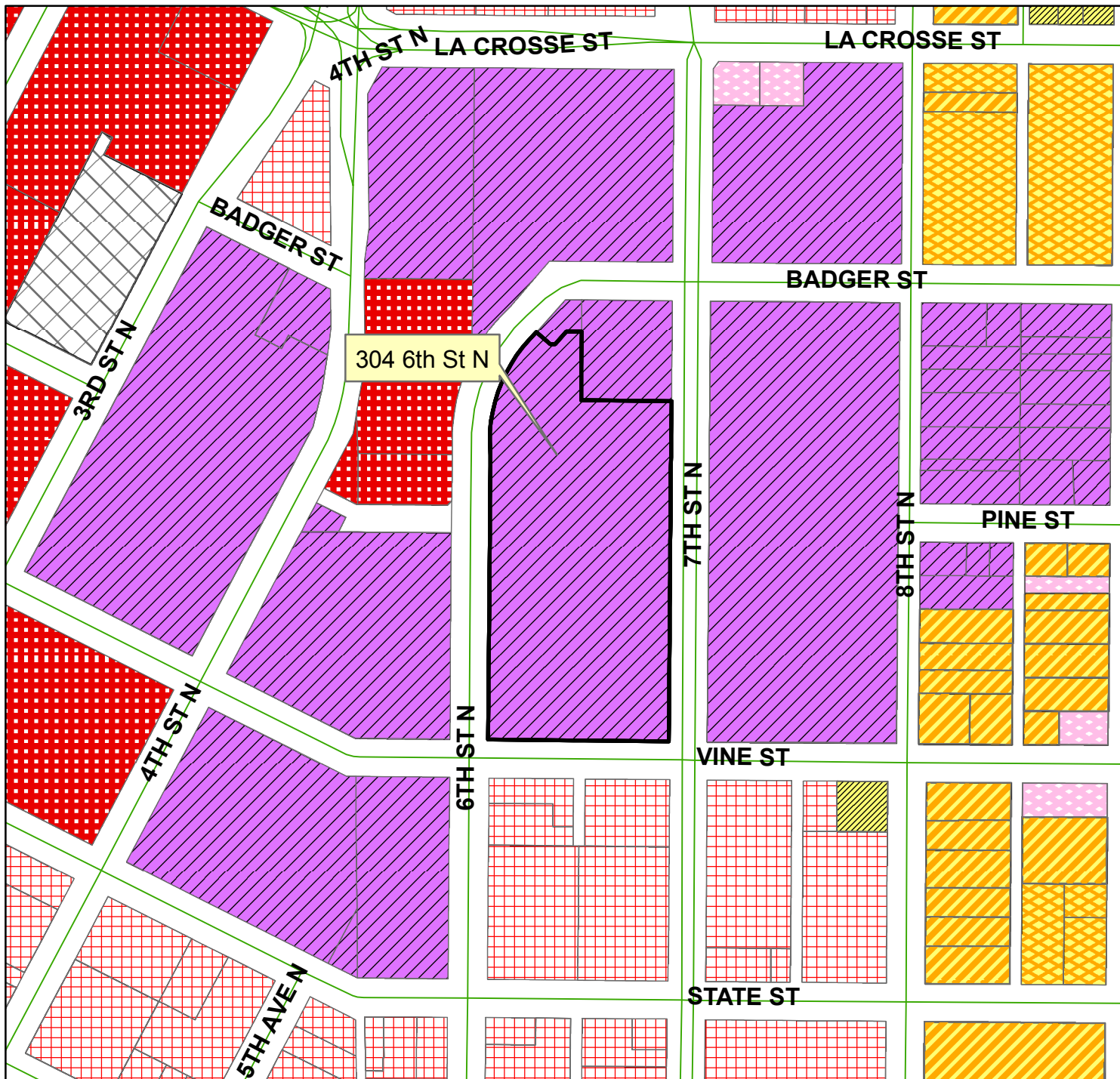
BASIC ZONING DISTRICTS

	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

PC15-0874



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