

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 2, 2020**

Ø **AGENDA ITEM – 20-1562 (Tim Acklin)**

Request from the La Crosse School District to modify the area regulations and off-street parking requirement for the property located at 1111 7th St S in the Public/Semi-Public Zoning District. (Hamilton Elementary)

Ø **ROUTING: CPC Only**

Ø **BACKGROUND INFORMATION:**

The La Crosse School District is proposing to build a 17,200sqft addition to Hamilton Elementary School at the location depicted on attached **MAP PC20-2651**. The addition will house a community space, new library media center, and a gymnasium. The new addition is also a partnership between Gundersen Medical Center, the La Crosse Boys and Girls Club, and the City of La Crosse. The addition will be located in the NW corner of the lot at the intersection of Johnson St and 8<sup>th</sup> St S. During the design review process, it was determined that the proposed setback of the building does not meet the 10ft setback requirement in the Public/Semi-Public zoning district. As with the existing building along Johnson St the building is proposed to be built right up to the parcel line.

Additionally, since the school is intensifying its use, or adding additional square footage, they are required to meet current code. In this case they are required to meet their off-street parking requirement of 1 parking space for every 2 employees. Currently the school has no off-street parking spaces. None are proposed with the new addition. Instead, the project includes redeveloping the southern portion of Johnson Street, between 7<sup>th</sup> and 8<sup>th</sup> Streets into perpendicular parking. This proposal involves a significant redevelopment of the ROW of Jackson Street. See attached plans for more information.

Public/Semi-Public zoning is unique as it allows for the City Plan Commission to review requests to modify the area and off-street parking requirements as stated below.

*115-157(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 notice was sent to all property owners with 300ft of the parcel.

Ø **GENERAL LOCATION:**

Hamilton Elementary School is located at 1111 7<sup>th</sup> Street S. It takes up the entire block which is bounded by 7<sup>th</sup> Street S, Adams Street, 8<sup>th</sup> Street S, and Johnson Street. The addition is located in the NW corner of the parcel near the intersection of Johnson Street and 8<sup>th</sup> Street S.

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

The Board of Public Works approved this design concept at their May 4, 2020 meeting and directed City staff to work with the School District on what approvals and processes are required to move forward.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

A project such as this is in conformance with the Comprehensive plan. Objective 4, Action 5, of the Community Facilities Element states:

- **Joint Services and Facility Sharing.** The City and School District shall continue to explore opportunities to work cooperatively with the La Crosse Public Library System, the City Parks and Recreation Department, and neighborhood and community organizations to share facilities and provide joint services where mutually beneficial. Efforts should be made to expand public use of school facilities, especially during the summer months. The City and School District should also work together to enhance community use of schools. If necessary, outside sources of funding should be obtained to allow for increased use of public school facilities without detriment to school operations.

Ø **PLANNING RECOMMENDATION:**

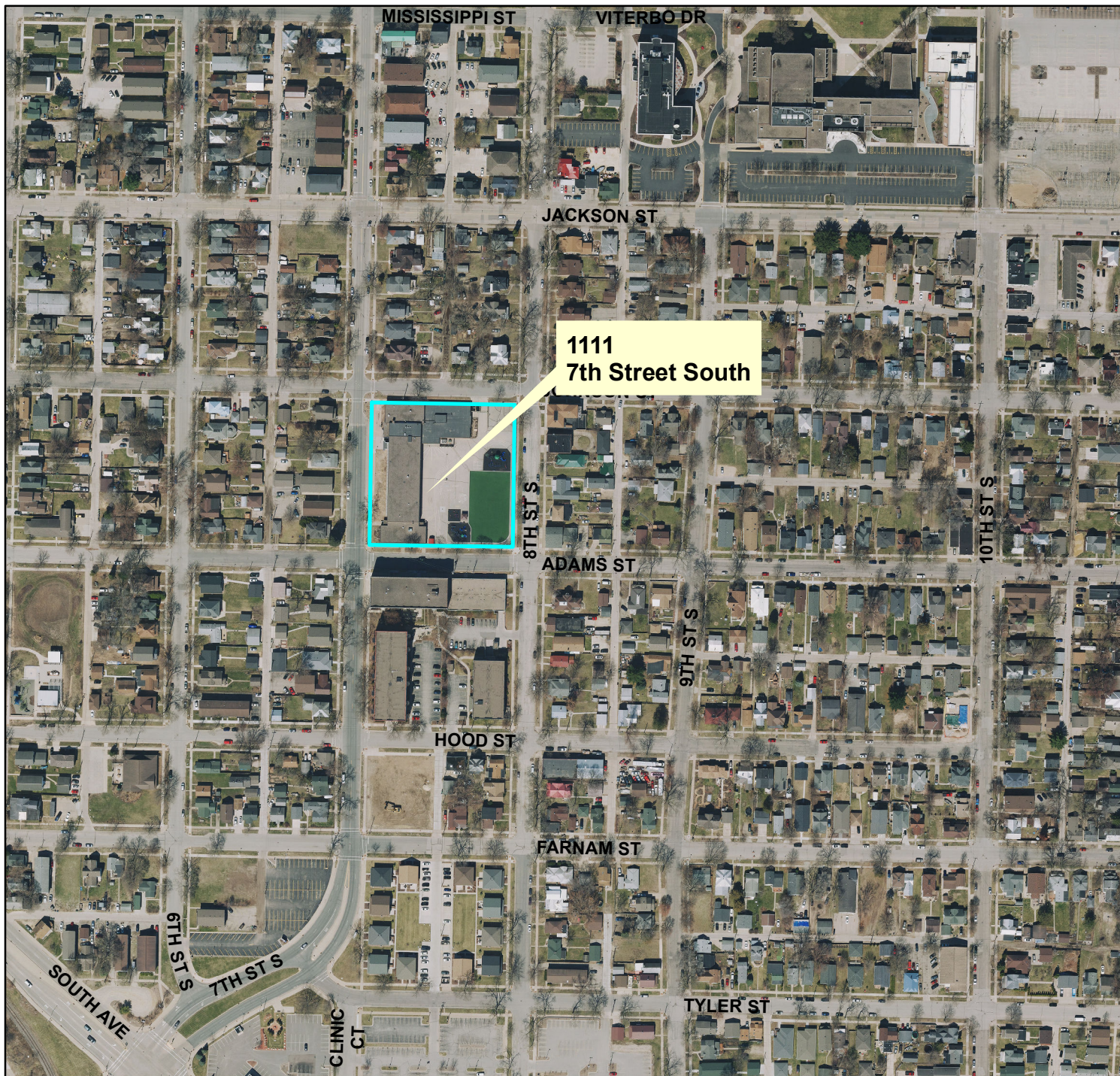
Staff is in support of this project. Any effort to expand our existing neighborhood schools and keep them at their current locations is a primary objective in our Comprehensive Plan. Additionally, this project will further benefit the neighborhood by adding more community space and partnering with Boys and Girls Club for afterschool programming.

Staff supports the request to modify the setback requirement. The existing building along Johnson Street is built right up to the property line and the addition is following this design element. With the proposed bump outs at the intersection of Johnson and 8<sup>th</sup> streets the building will not impede visibility at that corner for vehicular traffic.

Staff also supports the request to modify the off-street parking requirements. There is currently no off-street parking for the staff of Hamilton Elementary. They park on the street along Johnson Street and 8<sup>th</sup> Street S. There is also no additional staff being added as a result of this addition. The propose parking plan along Johnson Street would
























provide 30 spaces for staff and the community who are utilizing the community space or participating in the Boys and Girls Club activities. The La Crosse School District still has to work out some processes with the City to utilize this ROW but the parking is **NOT** intended to be used solely for Hamilton employees. It was indicated to staff that it will be available to anyone on a first come, first serve basis.

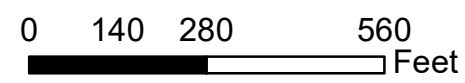
**This item is recommended for approval.**

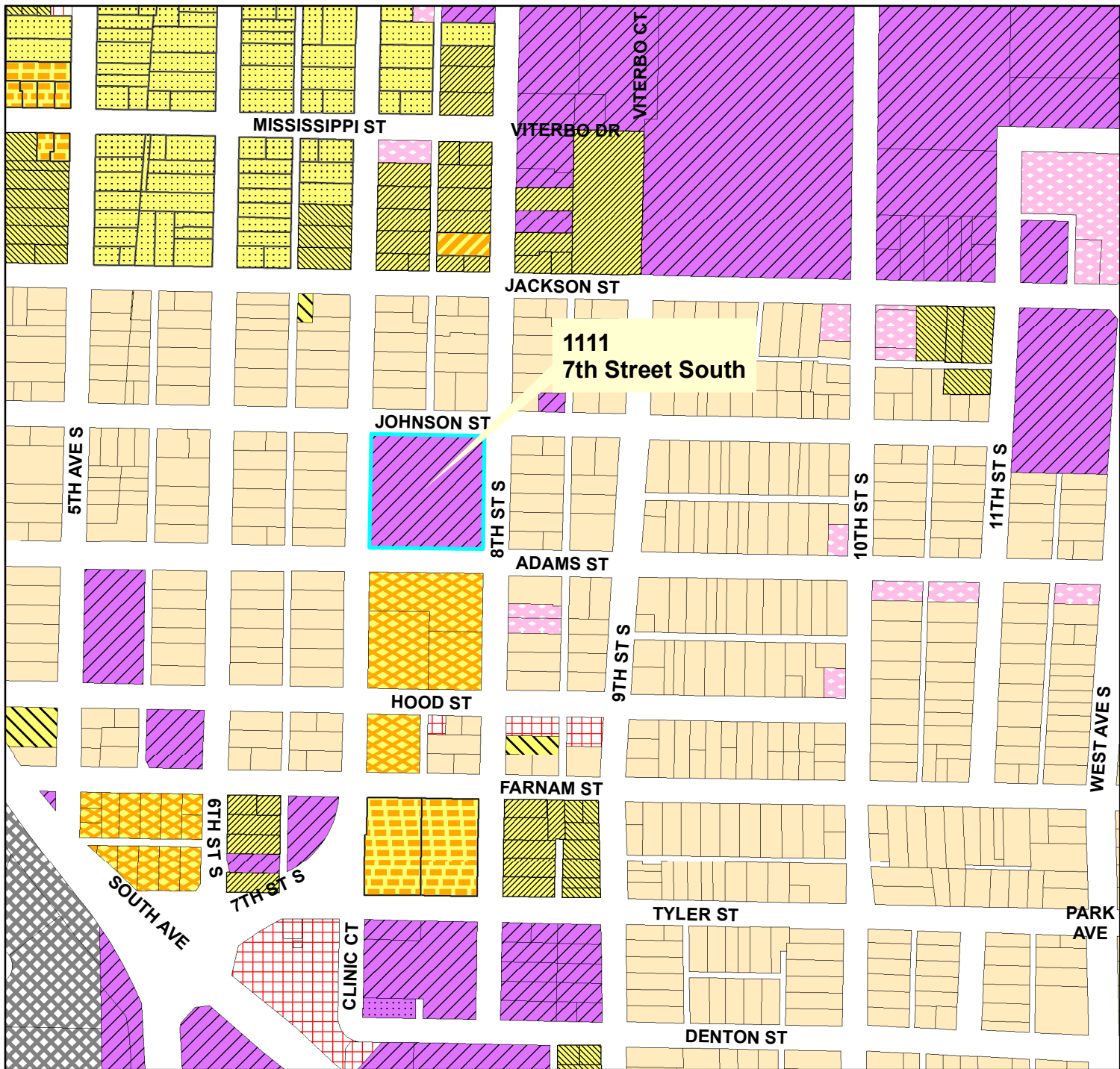


1111  
7th Street South

# 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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