

**CITY OF LA CROSSE, WISCONSIN**  
**CITY PLAN COMMISSION**  
**REPORT**  
**March 3, 2014**

➤ **AGENDA ITEM – PC2014-03-03-14**

AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinance of the City of La Crosse by transferring certain property from the Traditional Neighborhood District - General and Specific to the Traditional Neighborhood District - Specific to provide additional parking at 231 10th St. N., 920 Vine St. and 919 State St.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer those properties depicted on attached **MAP PC2014-03-03-14** from the Traditional Neighborhood District- General & Specific to the Traditional Neighborhood District- Specific.

At their March 14, 2013 meeting the Common Council approved the rezoning and plans for a mixed use development at 10<sup>th</sup> and State Streets. A condition of the rezoning was to demolish the house at 920 Vine Street for additional parking. The lot at 920 Vine Street is very narrow (34ft) and in order to maximize the space for parking the applicant has also revised the parking layout for the 12 unit apartment building located at 231 10<sup>th</sup> St N (immediately east) and a portion of the parking lot dedicated to the 5 story mixed-use development located at 901 State Street. As is outlined below, there is a net gain of 12-15 spaces. The proposed reconfiguration is as follows:

901 & 919 State Street. The applicant was able to add a small parcel and reconfigure the original parking lot layout to gain **4 additional parking spaces.**

920 Vine Street. The applicant is proposing a parking layout that will share driveway access with the 12 unit apartment located at 231 10<sup>th</sup> Street N. There will be 10ft of green space along the west side of the lot, including islands, and **11 parking spaces.**

231 10<sup>th</sup> Street N. Currently, this parcel consists of a 12 unit apartment building with most of the remaining parcel paved for parking and access. The existing parking lot currently has 16+ cars crammed onto it but with the snow and ice it is difficult to determine how many spaces are actually marked on the site. Various aerials from different sources range from 12-15 marked spaces. The applicant has stated that there currently are 12 marked spaces. The applicant is proposing to reconfigure the parking on the parcel that will share driveway access with 920 Vine Street, create a 10ft green space buffer between the building and the parking lot on the west, create a 6ft green space buffer between the building and the parking lot to the south, and provide **12 parking spaces.**

A copy of the proposed parking lot plan is attached.

➤ **GENERAL LOCATION:**

231 10th St. N., 920 Vine St. 901 State St, and 919 State Street

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed rezoning is in conformance with the Future Land Use Map in the Comprehensive Plan.

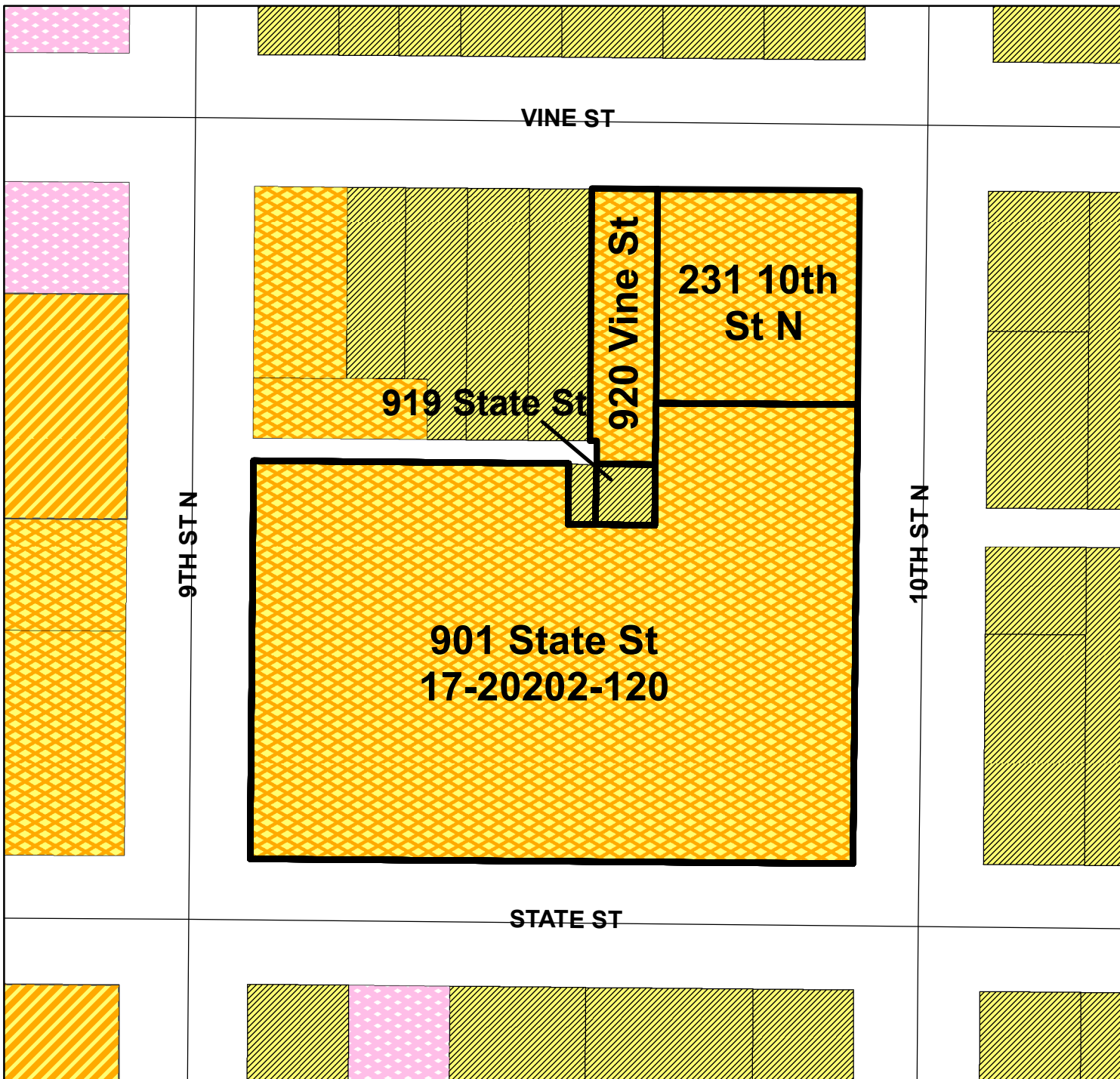
➤ **PLANNING RECOMMENDATION:**

In reviewing the proposed site plan, staff determined that the applicant must maintain the existing number of marked spaces located at 231 10th Street N where the 12 unit apartment is located. At this time of year it has been difficult to visually confirm how many are marked. The applicant states that there are 12 existing spaces. After review of various aerials and other sources it seems that there may actually be 13-15 spaces. Confirmation of the number will need to be verified once the snow and ice thaws. The proposed plan shows a net overall gain of 15 parking spaces that were intended to be dedicated to the mixed-use development on State Street. If it is determined that there are more spaces required the net overall gain could be as low as 12 spaces.

Overall staff feels that the proposed plan provides the most benefit to this area. 12-15 spaces will be added to the larger mixed-use development and includes the provision of green space, particularly to an existing apartment building that had none. If the applicant was to only demolish the house at 920 Vine Street and pave the entire lot they would likely not be able to have enough space for a drive aisle and provide the same number of parking spaces due to its narrow width.

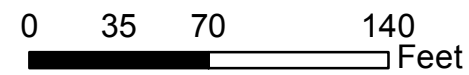
**This Ordinance is recommended for approval with the following conditions:**

- 1) **920 Vine Street and 919 State Street will need to be combined into 901 State Street.**
- 2) **The proposed 10ft of green space and islands located on the 920 Vine Street parcel need to be landscaped with shrubs per the multi-family design requirements. (10 shrubs per every 600sqft)**
- 3) **An access easement will need to be established, and approved by the Traffic Engineer, for the proposed shared driveway access between 920 Vine Street and 231 10<sup>th</sup> Street N.**
- 4) **A drainage easement will need to be established, and approved by the City Engineering Department, for stormwater management between 920 Vine Street and 231 10<sup>th</sup> Street N.**
- 5) **The existing number of parking spaces that are marked at 231 10<sup>th</sup> Street N will need to continue to be maintained. The proposed number of spaces by the applicant on the revised plan is 12. If it is determined that more spaces are required then the applicant will be required to deed those additional spaces from the 11 proposed parking spaces located on 920 Vine 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


























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