

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 2, 2015**

➤ **AGENDA ITEM - 15-0239 (Tim Acklin)**

Review Plans for the new YMCA Teen Center and surface parking lot located at 11th & King Streets.

➤ **ROUTING:** CPC only

➤ **BACKGROUND INFORMATION:**

The applicant is requesting approval of their plans for a new teen center and parking lot to be constructed on the property depicted on attached **MAP PC15-0239**. The YMCA proposed several renovations to their La Crosse campus and requested a rezoning of their properties to Public/Semi-Public in order to complete them. The City Plan Commission recommended approval of the rezoning with the condition that final review of the renovations were brought back and approved by Plan Commission. One such renovation was the construction of a new teen center and surface parking lot.

The applicant is proposing to demolish the existing teen center and construct a new building with surface parking located to the north and east. The exterior of the building is designed in the Prairie School style of Architecture. The first floor will house a kitchen and dining room, staff offices, a hangout area, and areas designated for tutoring. The basement is designed to serve as a recreational area. A single-story garage, also in the Prairie School style of Architecture, is proposed at the rear of the property that will replace the existing garage and be used for storage by the YMCA.

The surface parking lot to the north has 28 proposed parking spaces. These spaces are intended to compensate for the loss of parking that will occur due to the YMCA's new addition. Access to these spaces is from the alley only. Landscaping is proposed along 11th Street S in order to screen the parking lot. There is also a 10 space parking area proposed to the east of the property that is intended to serve both the Teen Center and the YMCA. Landscaping is proposed along King Street in order to screen this parking area.

➤ **GENERAL LOCATION:**

Northeast corner of 11th & King Streets.

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

The Common Council approved the rezoning of this property to Public/Semi-Public at their August 2014 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























N/A

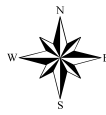
➤ **PLANNING RECOMMENDATION:**

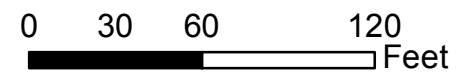
The applicant has done a great job at designing a building that will fit into the neighborhood, particularly as this style of architecture is prominent in the neighborhood to the west and in the National Register Residential Historic District located a block away. While surface parking lots are not a preferred use in residential neighborhoods the applicant has done a great job at limiting access to them from the alley only, and screening them from the streets with landscaping. **This item is recommended for approval.**



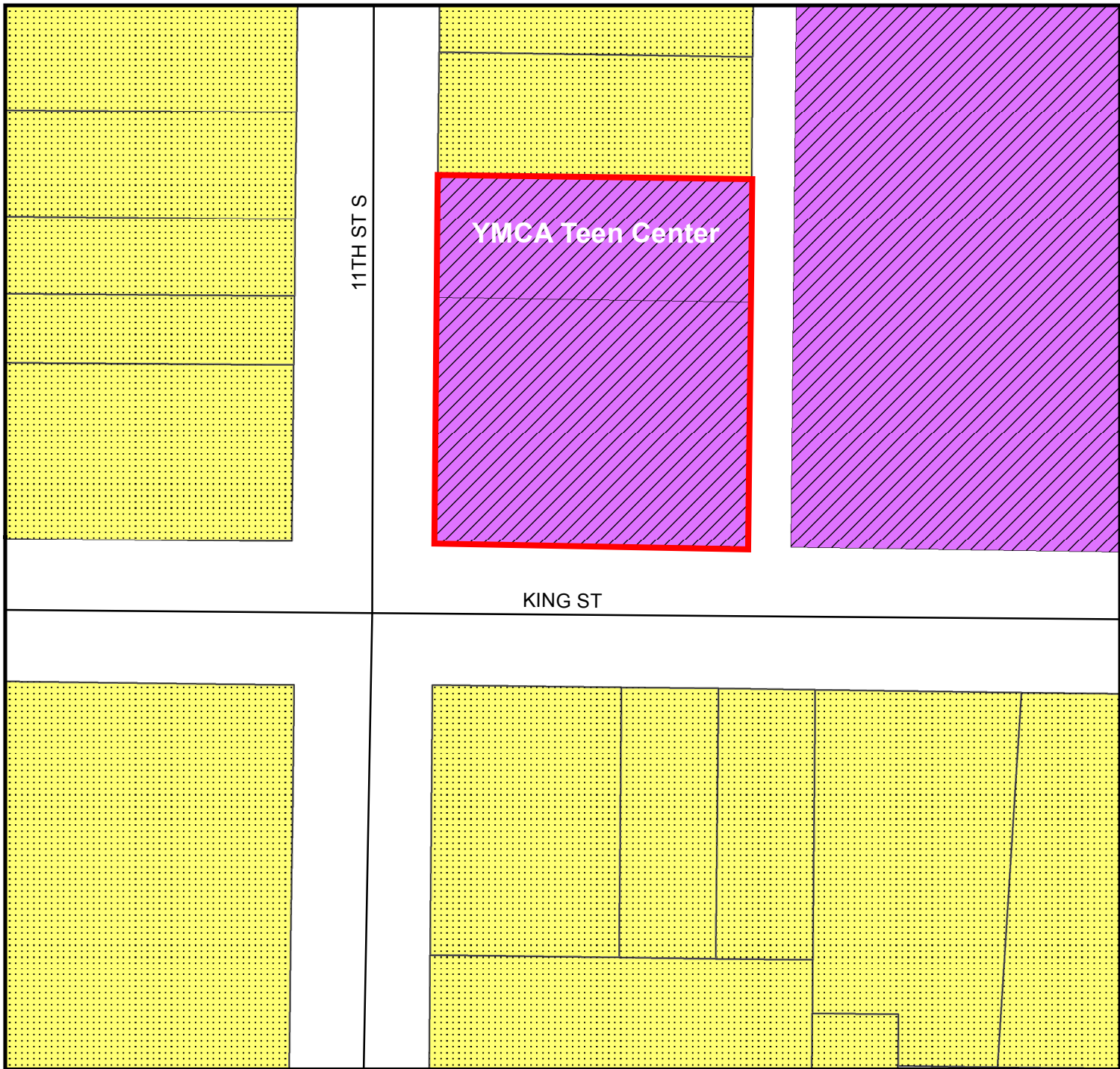
BASIC ZONING DISTRICTS

	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





PC15-0239



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