

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 29, 2019**

- **AGENDA ITEM – 19-0521(Lewis Kuhlman)**
Request for Exception to Standards for Multi-Family Housing Design by Housing Authority of the City of La Crosse allowing for exception of on premise parking for new duplex development at 428 7th St. S.

- **ROUTING:** J&A 4/30/19

- **BACKGROUND INFORMATION:**
Applicant is constructing a two-unit building; each unit has one bedroom. The minimum parking standards require one parking space per bedroom. The applicant is requesting that these parking spaces be provided on the adjacent parcel, less than 20' from the back door of each unit. The parking lot in which these spaces are provided has extra parking spaces available and two will be specifically dedicated for these new residences. Providing parking spaces off site will allow more room for outdoor recreation.

- **GENERAL LOCATION:**
Washburn Neighborhood, NW corner of 7th & Division, as depicted in **MAP PC19-0521**.

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
This exception is consistent with Land Use objectives to improve land use compatibility by taking advantage of underutilized parking and for resource protection by eliminating the need for more pavement.

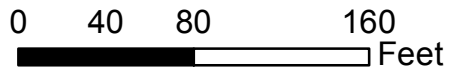
- **PLANNING RECOMMENDATION:**
Approval – the parking spaces are very near the new building and will be dedicated to the residences. The housing authority will likely be around for a long time and should not have an issue where one or both parcels are sold to different owners. Regardless, two parking spaces for a corner lot can easily be accommodated on the street.

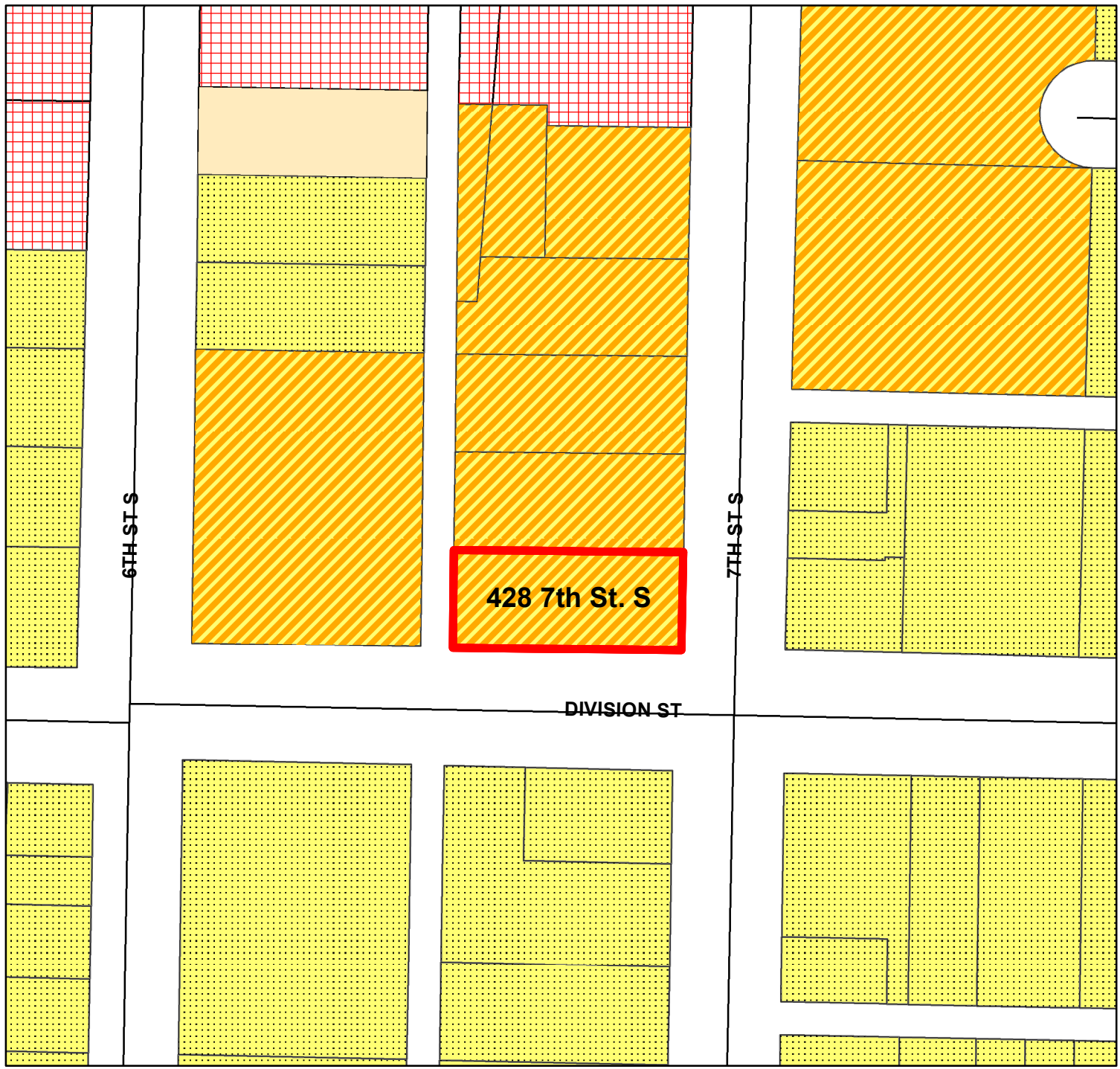


BASIC ZONING DISTRICTS

	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
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