# Agenda Item 23-0539 (Tim Acklin)

Request for Exception to Commercial Design Standards by La Crosse Fire Department allowing for an exception to parking standards for a project at 920 Gillette St., 1534 Liberty St., and 1540 Liberty St.

## **General Location**

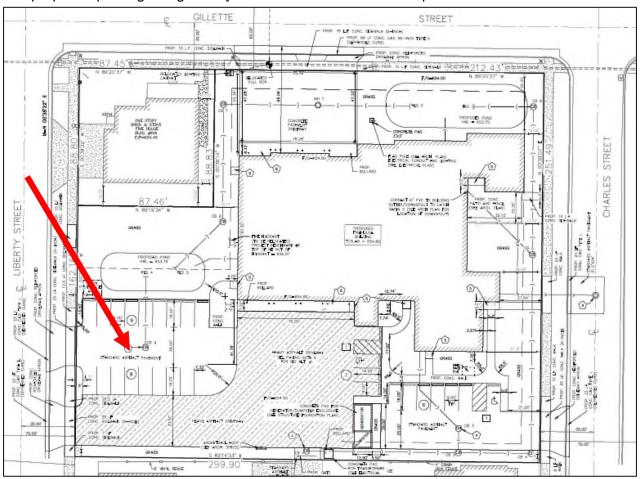
Council district 1, Logan Northside Neighborhood, located on the south side of Gillette St, 3 ½ blocks east of Rose St, as depicted in attached MAP 23-0539. The project site is primarily surrounded by single family homes, with the exception of the existing Fire Station #4.

## **Background Information**

In preparing/finalizing final plans for the new Fire Station #4 on Gillette Street, the Fire Department is requesting an exception to following design review requirement:

C2-No parking stall may be closer to the street that the building setback line or the building on the same parcel, whichever is further from the street.

The proposed parking along Liberty Street does not meet this requirement.



#### **Recommendation of Other Boards and Commissions**

The Design Review Committee reviewed final plans for the new fire station on March 24, 2023.

## **Consistency with Adopted Comprehensive Plan**

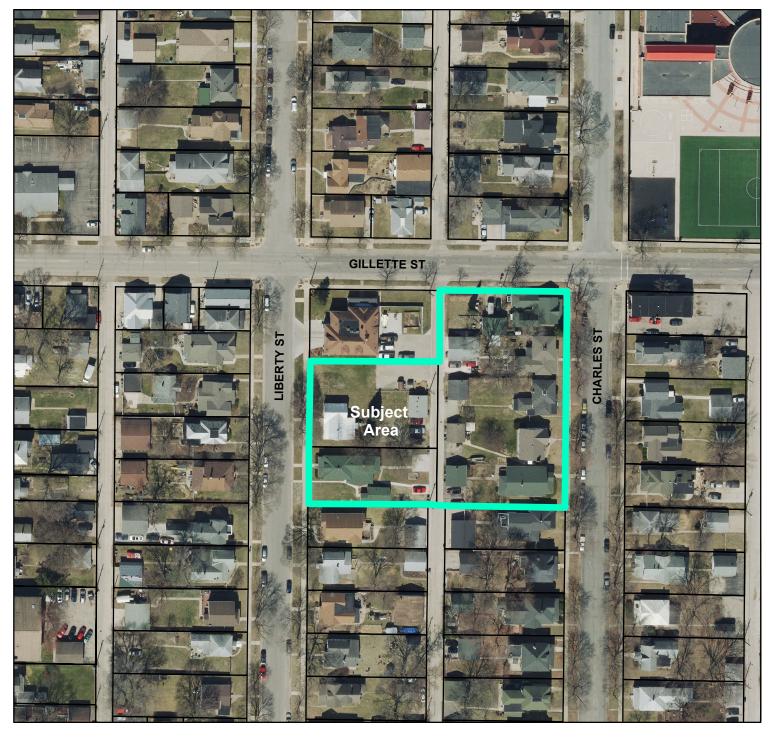
Adopting design standards and requiring new buildings to respect the established or traditional characteristics of the surrounding neighborhood in terms of scale, materials, and orientation to the street are a major objective in the Urban Design Element of the Comprehensive Plan. Any exceptions to the adopted design standards may not be consistent with the comprehensive plan.

#### **Staff Recommendation**

Staff has no concerns with this request. The parcel the proposed fire station will be located on is adjacent to three streets, Liberty, Gillette, and Charles. Due to the size and shape of the lot, the size and design of the proposed building, and access requirements to the site for the large fire vehicles; off-street parking for the staff is going to have to be located nearer to one of the streets. In this case it located closer to Liberty Street as the building is setback from the sidewalk along Liberty by approximately 103ft due to the proposed bio-filtration pond for stormwater management. This facility, as well as additional landscaping that will be installed in this location, will help screen reduce the visual impact of this parking area.

This item is recommended for approval.

**Routing** J&A 5.30.2023



# **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** 



200

□Feet

50 100

