

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 4, 2019**

- **AGENDA ITEM – 19-0225 (Jason Gilman)**
Request for Exception to Standards for Commercial Design by PR La Crosse, Inc. allowing for exception to parking requirement for restaurant development at 3119 State Road 16.

- **ROUTING:** J&A 3/5/2019

- **BACKGROUND INFORMATION:**
PR La Crosse Inc. (proposed Pizza Ranch) has requested an exception to the City's design standards to allow a portion of the parking closer to the street than the structure. The owner notes site constraints in meeting the City's requirements due to the location of storm sewer lines and a high pressure gas line.

- **GENERAL LOCATION:** 3119 State Road 16; at Chestnut Place and State Road 16 near La Crosse Wellness Center.

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

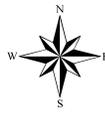
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
This parcel is noted as partly high intensity retail and wooded/steep slope on the Comprehensive Land Use Plan so the restaurant use is consistent with the land use plan.

- **PLANNING RECOMMENDATION:**
As the applicant has indicated, the storm sewer line and high pressure gas line appear to prevent the construction of the structure close to the street which is preferred in areas where we are encouraging pedestrian oriented development. This site is somewhat unique in having more highway oriented uses that don't constitute densities whereby pedestrians are encouraged to move from building to building and sidewalks are not apparent at this location due to the off-ramp adjacency and city's sidewalk plan. Due to these constraints, **the department recommends approval of the exception.**

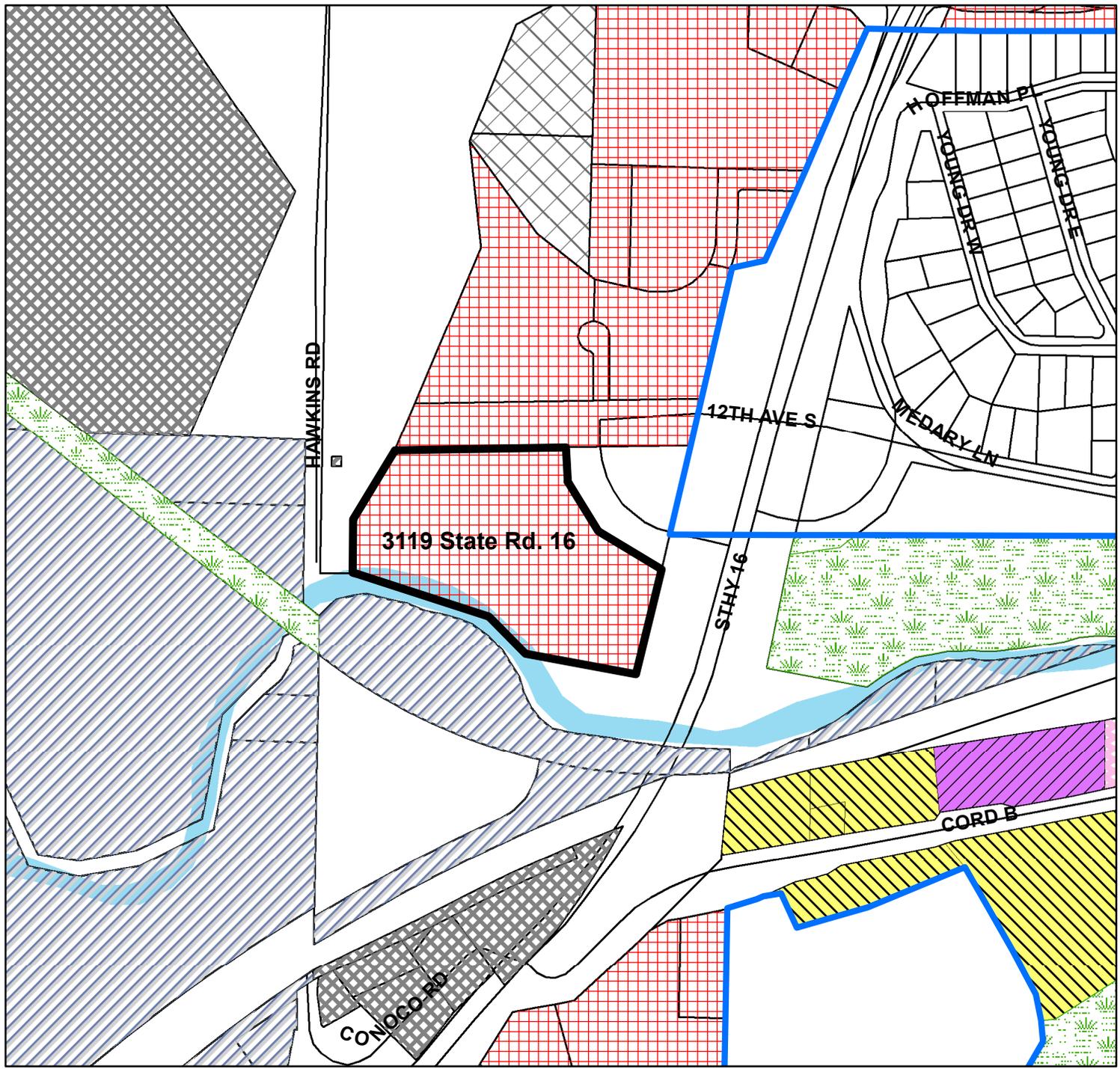


BASIC ZONING DISTRICTS

	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
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	City Limits
	SUBJECT PROPERTY







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