

Agenda Item 22-1344 (Tim Acklin)

Review of plans for a parking lot at 3235-3239 Airport Rd in the Airport Industrial Park.

General Location

Council District 1, parcel is located on the north end of the Airport Industrial Park which is located immediately west of the La Crosse Regional Airport. The proposed parking lot would be located in the southwest corner of the lot and access Lakeshore Drive.

Background Information

The applicant is proposing a surface parking lot on the southwest corner of the parcel that will serve as employee parking for their tenants. The applicant has stated that their tenants have increased the number of employees, thereby increasing their need for employee parking.

The proposed parking lot will have 60 parking spaces and includes adjacent bio-filtration systems for stormwater management. The attached plans were reviewed by Planning and Engineering Department staff.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

N/A

Staff Recommendation

Staff has reviewed the proposed plans in accordance with the Airport Industrial Park covenants and the City's Stormwater Management requirements. Staff has found the stormwater plans to be compliant with some minor revisions to the stormwater maintenance agreement. There was only one item that was found to be non-compliant with the covenants which was the minimum required size of the parking spaces. The covenants require that all parking spaces are a minimum of 180sqft. (10x18) 7 of the proposed 60 parking spaces meet this requirement. The remaining 53 spaces are proposed at 162sqft. (9x18). The applicant is requesting an exception to this requirement citing the following reasons:

- 1) The City's design review standards permit spaces as small as 144.5sqft (8.5x17)
- 2) Parking lot will serve long term employee parking. Typically, these type of lots have smaller parking stalls versus a customer parking lot for a larger retail area.
- 3) Smaller parking spaces mean a smaller surface parking lot which allows for more greenspace and reduced surface water runoff.

The covenants do allow the City Plan Commission the ability to grant variances to the parking requirements. Staff also recommends that the applicant consider using curb stops to prevent vehicles from pulling to far forward onto the grass, especially where the bio-filtration systems are located.



















Staff recommends approval of the plans with the following:

- 1) Final approval by the Engineering Department
- 2) Approval of the variance request to reduce the size of the parking space per the submitted plan.

Routing CPC only



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

