

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 29, 2014**

➤ **AGENDA ITEM – PC2014-09-29-15 (Tim Acklin)**

Review Plans for a parking lot located at 148 West Ave (YMCA)

➤ **ROUTING:** CPC only

➤ **BACKGROUND INFORMATION:**

The applicant is requesting approval of their plan for a parking lot on the north side of the property depicted on attached **MAP 2014-09-29-15**. 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 them. One such renovation was the construction of a parking lot on the north side of the building along Main Street.

The proposed parking lot will be able to hold 17 vehicles and will be accessed through the existing main parking area for the YMCA. A bio-filtration/rain garden is proposed between the parking lot and the public sidewalk where all of the stormwater from the parking lot will drain to. Landscaped screening is also proposed between the parking lot and the stormwater facility that will help screen the lot from the street. A sidewalk connection to West Ave from the main entrance is also proposed. A copy of the plans for the parking lot is attached.

➤ **GENERAL LOCATION:**

148 West Ave. Northside of YMCA along Main Street.

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

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

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

While a parking lot may not be the most visually appealing along Main Street the applicant has provided features that will help minimize the impact it will have through landscaped screening. **This item is recommended for approval.**

PC2014-09-29-15