

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 2, 2018**

➤ **AGENDA ITEM – 18-0773 (Andrea Schnick)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Commercial District allowing parking lots to be combined and paved at 1229 Avon Street.

➤ **ROUTING:** J&A, Public Hearing 7/3/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

Mr. Pogreba would like to combine 1229 and 1233 Avon Street to pave and stripe the parking lot, which is the parking for Pogreba Restaurant at 1232 Avon Street. Lots must have the same zoning to be combined. 1229 Avon is currently zoned C1 and 1232 Avon is zoned C2. Pogreba Restaurant is zoned C1.

A site plan has been submitted and reviewed by Engineering and Fire Prevention and Building Safety. The following items are to be addressed with the current plan:

- Water from the parking lot cannot drain over the public sidewalk without permission from the Board of Public Works.
- The north east and south east corners of the parking lot need to be grass.
- Two handicap parking stalls are required. One of which needs to be van accessible. The proper signage for both is also required.
- Curbs or barriers shall be installed so as to prevent vehicles from extending over any lot line. Section 115-393(i)
- There is not sufficient width to have a drive aisle to the alley; there is only 6 feet of width to get past a parked car and the corner of the building in the southwest area of the 1229 parcel.

➤ **GENERAL LOCATION:**

Across the street from Pogreba Restaurant. Lower Northside Depot Neighborhood Association.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Future Land Use Plan recognizes this parcel as Single Family Residential. These parcels were already rezoned from single family to business/commercial several years ago.

➤ **PLANNING RECOMMENDATION:**

Planning staff recommends not approving the ordinance amendment.

The zoning should be consistent with the zoning for the restaurant, which is C1. It is also not recommended to zone to C2 due to future potential use, which would be even more inconsistent with the neighborhood and the Future Lane Use map. Rather than rezoning 1229 to C2, Mr. Pogreba has been advised to rezone 1233 to at no additional cost to the applicant. The requests listed above from FP&BS and Engineering will still be required.