

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

➤ **AGENDA ITEM – 18-0836 (Jack Zabrowski/Tim Acklin)**

Review of Conditional Use Permit at 2631 South Avenue allowing for an auto diagnostic and electrical repair shop.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

Pursuant to Resolution adopted by the Common Council on July 13, 2017, the Conditional Use Permit at 2631 South Avenue allowing for an auto diagnostic and electrical repair shop is up for annual review in the July 2018 Council Cycle. The Conditional Use Permit was initially approved in 2016 and re-approved in 2017. There have been no complaints lodged with the City Clerk, Police, Fire Prevention and Building Safety Departments regarding this establishment.

➤ **GENERAL LOCATION:**

2631 South Avenue is on corner of 14th Street South and South Avenue. Adjacent zoning includes R-1 Residential to the North and East, C-1 Zoning to the Northwest and Southeast and C-2 zoning to the west across South Avenue.

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

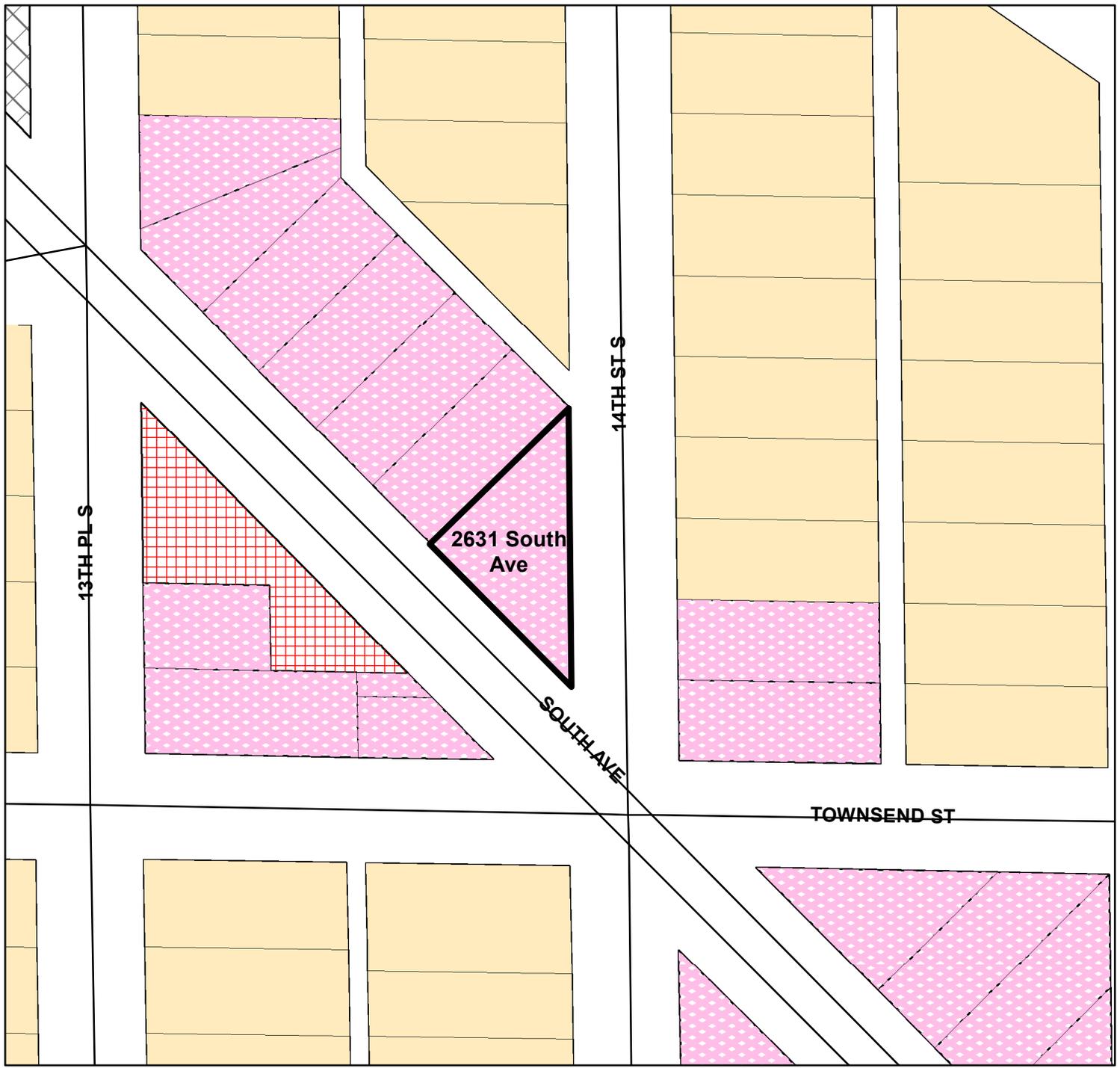
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This proposed use is consistent with the City of La Crosse Comprehensive Plan which indicates the subject parcel to be Commercial.

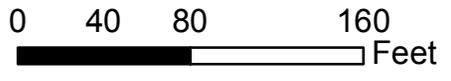
➤ **PLANNING RECOMMENDATION:**

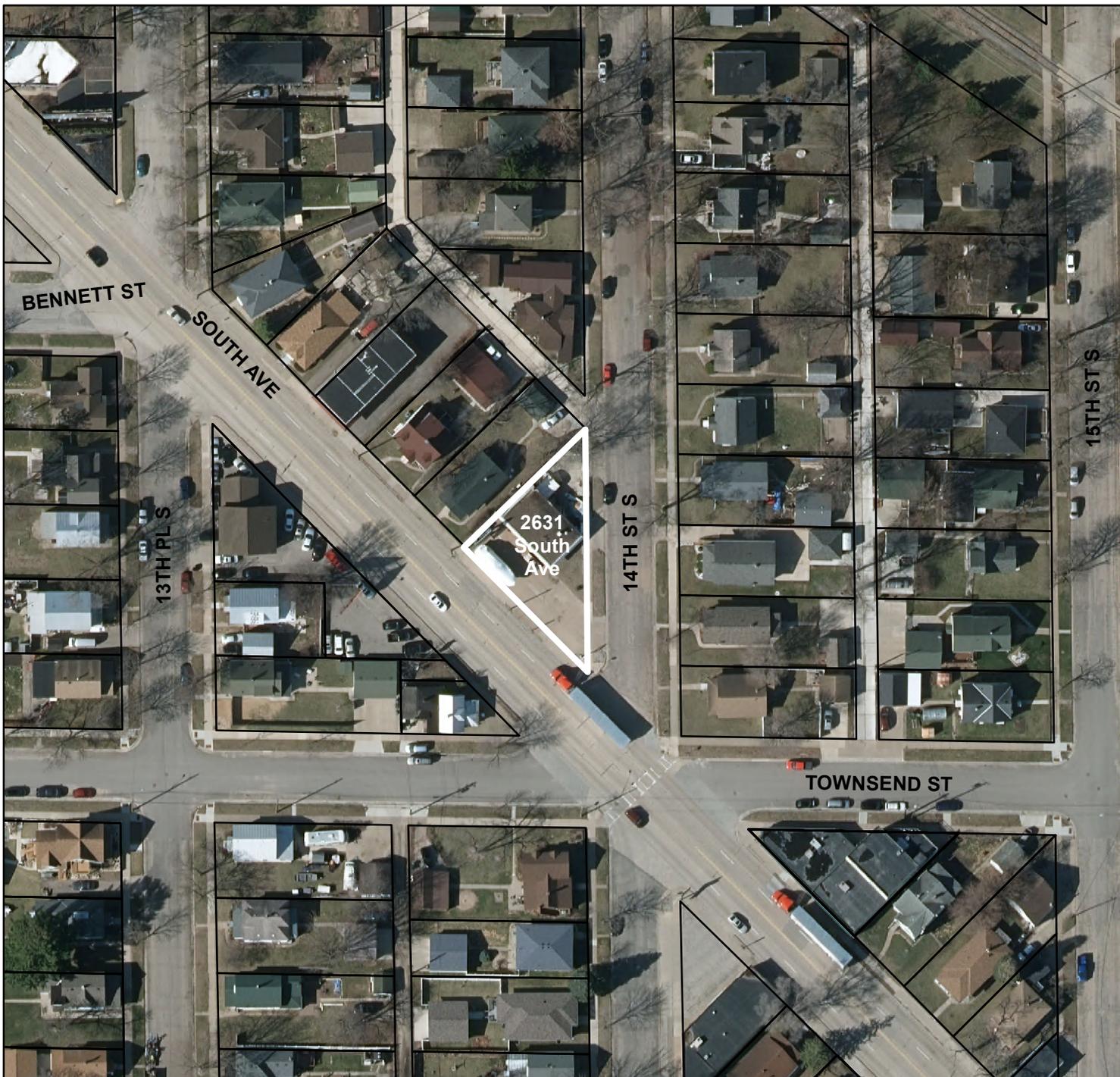
The recommendation of the Planning Department is to approve this conditional use permit subject to compliance with all requirements section 115-347 (7). Since this is a relatively new ordinance and the proposed use is abutting residential property, the Planning Department recommends a 1 year review and report to the Planning Commission on compliance with the adopted ordinance.



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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