

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 31, 2017**

➤ **AGENDA ITEM – 17-0845 (Jason Gilman)**

An Ordinance to create Section 115-353(a)(3) of the Code of Ordinances of the City of La Crosse regarding off-premise parking lots.

➤ **ROUTING:** J&A, Public Hearing 7/31/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The consideration of this ordinance amendment was prompted by a recent request by a local business, Craig's Towing at 1224 Island Street, to locate an off-lot parking area for towed vehicles. The current zoning of the parcel at 410 Wood Street (the parcel of the proposal) is C-2, which would not permit an accessory parking area without the principal use being present. Staff were asked to draft an ordinance amendment allowing for such off-lot facilities and after consideration, drafted the proposed ordinance with guidance by the sponsor. Section 115-353 (a) (3) proposes to allow accessory parking by Conditional Use Permit in Commercial Zoning Districts and was also written to include accessory parking for potential growth industries such as transit and car sharing fleets.

➤ **GENERAL LOCATION:**

City Wide

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

Item will be routed to the Judiciary and Administrative Committee

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan is somewhat silent on conditional uses, however, certain aesthetic, land use adjacency guidance and cohesive land use planning objectives bear some consideration of the proposed ordinance.

➤ **PLANNING RECOMMENDATION:**

The Planning Department's principal concerns with the concept of accessory parking in Commercial Districts without a principal use present has to do with the potential for storage of junk, inoperable vehicles, scrapping, aesthetics, etc, especially when located near lighter commercial and/or residential uses. Although the City has ordinances

related to the storage of junk, scrapping, inoperable vehicles and the like, enforcement can prove difficult due to monitoring. The proposed ordinance addresses these concerns through the allowance of screening, requirements of owners to provide management plans and annual reviews to mitigate nuisances. **Therefore, this ordinance is recommended for approval.**

The Planning Department also considered the impact on commercial tax base in the City as commercial property can be quite valuable to the City's urban infill and tax base objectives, so a provision requiring a principal use to be present within 1,000 feet was added to assure the accessory use would potentially enhance nearby principal-use tax base.