

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 3, 2021**

Ø **AGENDA ITEM – 21-0503 (Lewis Kuhlman)**

An Ordinance to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to the Heavy Industrial District allowing for a self-storage building at 607 Copeland Ave.

Ø **ROUTING: J&A 5.4.21**

Ø **BACKGROUND INFORMATION:**

This 7,100 square foot parcel is being used for a single-family dwelling, which is a legal nonconforming use. The fair market land value is \$49,100 and the fair market improvement value is \$43,300. The applicant intends to tear down the buildings and construct a self-storage building – they own one at 613 Copeland Ave as well. Mini-warehouses are a conditional use and they will need a CUP for it. Design review is not required in the Heavy Industrial District (M2). The applicant intends to take down the billboard when the lease is up in three years. Applicant states that the Council member, neighborhood association, and immediate neighbors support the rezoning. The parcel is on the Highway 53 corridor and that plan's goals do not align with adding more self-storage buildings. A self-storage building would likely not create any additional jobs.

Ø **GENERAL LOCATION:**

District 3 and Lower Northside and Depot Neighborhood, one lot north of Copeland Ave's intersection with St. Andrew St. on the west side, as depicted in MAP 21-0503.

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

Ø None.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This zoning is not consistent with the Future Land Use Map's High Intensity Retail, Office, or Housing Category identified for the parcel. It could be seen as targeted redevelopment (Land Use Objective 2) and improving land use compatibility (Objective 7), but would not enhance commercial corridors (Objective 6) or maintain traditional urban character (Objective 8).

Ø **PLANNING RECOMMENDATION:**

Ø **Denial** – It is hard to ignore the possibilities for this parcel beyond self-storage. The applicant owns 4 adjacent parcels, a combined 28,400 square feet, at an intersection on a main arterial street through La Crosse. A different kind of rezoning to building a high intensity retail, office, or housing development would be more valuable and more

consistent with the goals of La Crosse's plans. Self-storage buildings don't provide a positive identity or beneficial activity.



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





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

