

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 29, 2021**

Ø **AGENDA ITEM – 21-0361 (Lewis Kuhlman)**

Application of Ironside Properties LLC for a Conditional Use Permit at 630 Fisherman's Road allowing self-storage buildings.

Ø **ROUTING: J&A 3.30.21**

Ø **BACKGROUND INFORMATION:**

The applicant intends to build self-storage buildings on these 2 parcels totaling 24,829 sq. ft. This use requires a Conditional Use Permit (CUP) in the M2 – Heavy Industrial District. The parcels are currently vacant and sit among airport facilities, dog day care, American Legion, and Fish & Wildlife Service facilities.

The 3 buildings proposed for the site would include 30 units—8 10'x15' units, 7 10'x30' units, 10 10'x40' units, and 5 14'x50' units. All the trees and grass would likely be removed. The vast majority of the lot would be paved over except for required stormwater management areas.

Ø **GENERAL LOCATION:**

Ø Across Fisherman's Rd from the airport, about 600 ft. off Fanta Reed Rd, as depicted in MAP 21-0360.

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map identifies this area for Light Industry, which includes a variety of warehousing activities.

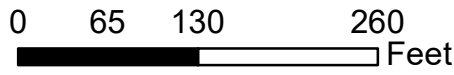
Ø **PLANNING RECOMMENDATION:**

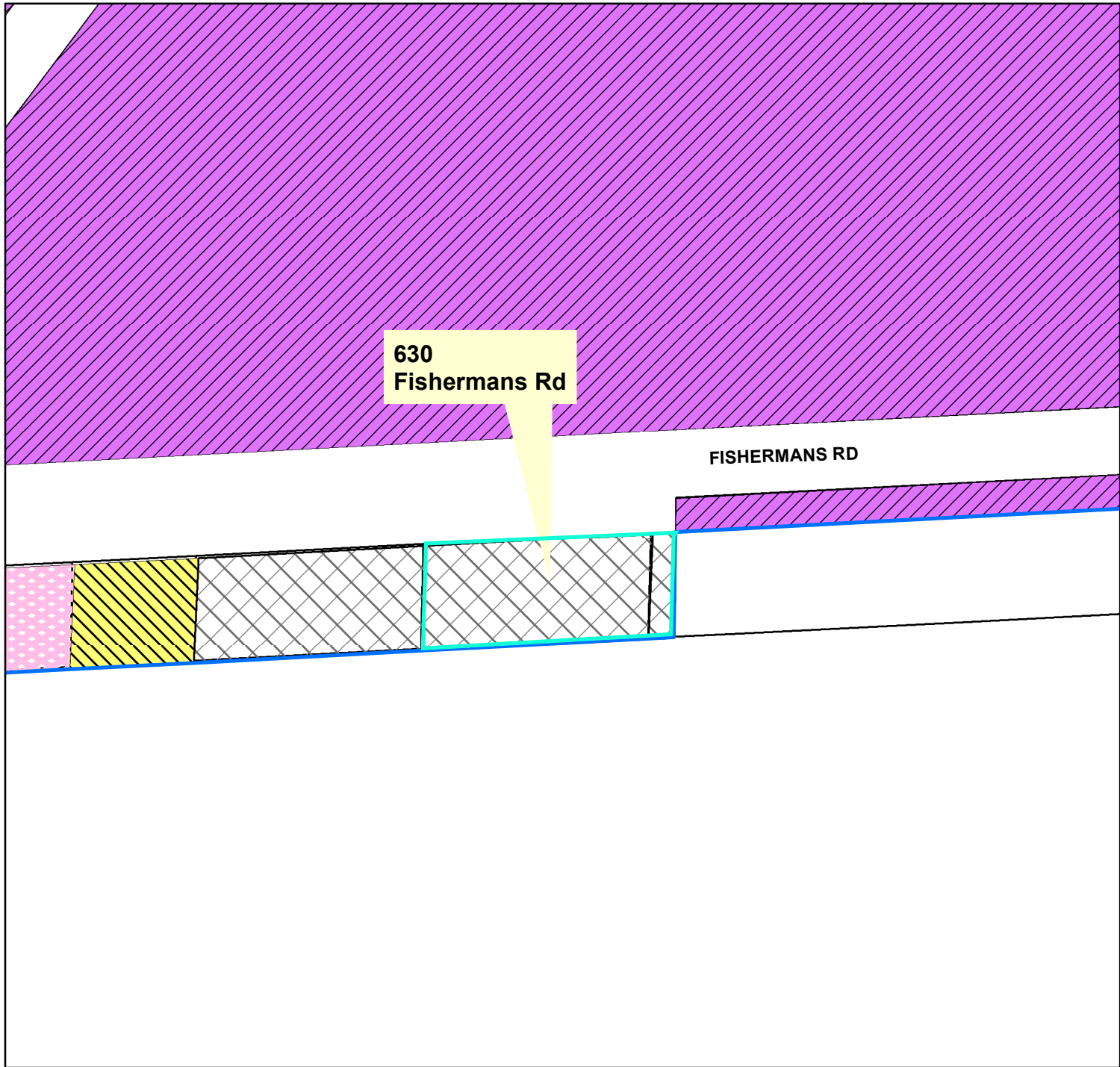
Approval – this rezoning would likely not have a detrimental use to the surrounding properties.



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





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