

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 30, 2015**

➤ **AGENDA ITEM – 15-1108 (Jason Gilman)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Local Business District to the Commercial District at 2631 South Avenue allowing for an automotive diagnostics and drivability repair shop.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant has requested the rezoning of the parcel depicted on attached **MAP PC15-1108**, currently zoned C-1 Local Business to C-2 Commercial to accommodate his new automotive diagnostics and repair shop. The current use of the property is La Crosse Welding and Air Compressor. C-2 Zoning is required to accommodate an automotive repair shop as a permitted use. The applicant has indicated “light” repair of newer European vehicles as the principal market. The applicant has also indicated only one employee is currently employed (the owner) of the business. The applicant has also indicated this will be a locally owned business reflecting a professional look that represents the City of La Crosse.

➤ **GENERAL LOCATION:**

2631 South Avenue, at the NE quadrant of the intersection of South Avenue and 14th Street South. Adjoining land use includes R-1 Single Family Zoning North and east and C-1 Local Business to the south and east, with C-2 across South Avenue to the west where an auto detailing business is present. There is a single family home bordering the property immediately to the north and there is also a billboard/off-premises advertising sign on the west corner of the site. The site is also bordered by an alley to the north.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This site is indicated as High Density Office, Housing or Retail on the City’s Comprehensive Land Use Plan.
























➤ **PLANNING RECOMMENDATION:**

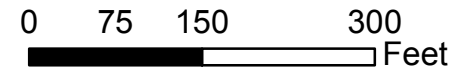
Several concerns arise over the proposal. Despite the inherent qualities of the structure and site that appear to be suitable for an auto-related use and the nearby adjacency of other auto related uses, the Comprehensive Plan does not recommend an auto shop use for the site. Additionally, the close proximity of single family homes both to the north and east, raise questions about the potential for nuisances, particularly related to the noises associated with auto repair and potential unsightly outdoor storage which has been common with smaller auto repair sites. The site is extremely small in size (7,398 sf or .17 acres) and is additionally encumbered by a right triangular shape, making it difficult to effectively use the corner areas of the parcel for storage of any type and/or accommodate effective screening which is required by the commercial design standards to minimize the visual impact of exterior parking from the street. Due to the sites layout and 5 drive openings, the frontage on South Avenue would likely accommodate outdoor storage of vehicles to a greater degree (there may be room for 3 to 4 vehicles on the rear by the alley), which is also in conflict with the provisions of commercial design standards.

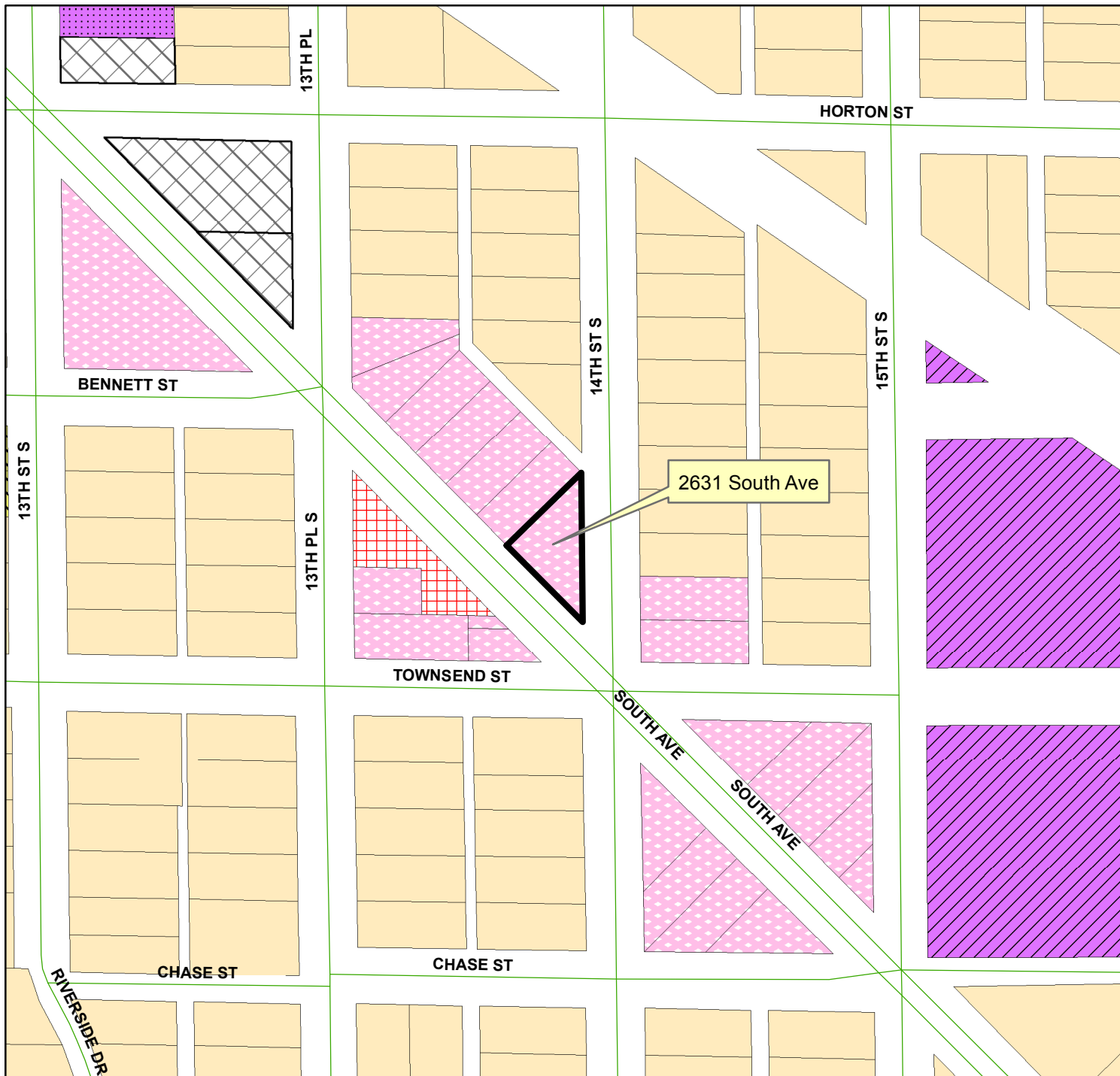
Due to the concerns indicated herein, this item is recommended for denial.



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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