

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 4, 2016**

➤ **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:**

This item was recommended for referral from the City Council's December action in their consideration of the Planning Commission's and J& A Committee's recommendation for denial of the rezoning request from C-1 Local Business to C-2 Commercial. The referral was made to have staff investigate the potential for a conditional use permit, which would more narrowly regulate the use of an auto diagnostic shop at 2631 South Avenue. After further investigation by Planning staff, it has been found that no such option exists in the zoning code and in order to establish the applicant's intended use, the property would have to be re-zoned to C-2.

➤ **GENERAL LOCATION:**

2631 South Avenue at the Intersection of South Avenue and 14th Street. See Attached **MAP PC16-0011**.

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

The Planning Commission recommended denial of this application citing concerns about the potential for future auto repair related uses which would be permitted if this change was ratified, could create a higher level of intensity on the site resulting in nuisance issues such as noise with adjacent single family residential uses. The J&A Committee also recommended denial of this application.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The original application for rezoning to C-2 was not consistent with the City's Comprehensive Plan, which shows this parcel as high intensity retail, office or housing.

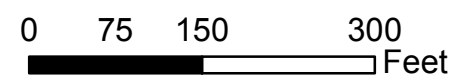
➤ **PLANNING RECOMMENDATION:**

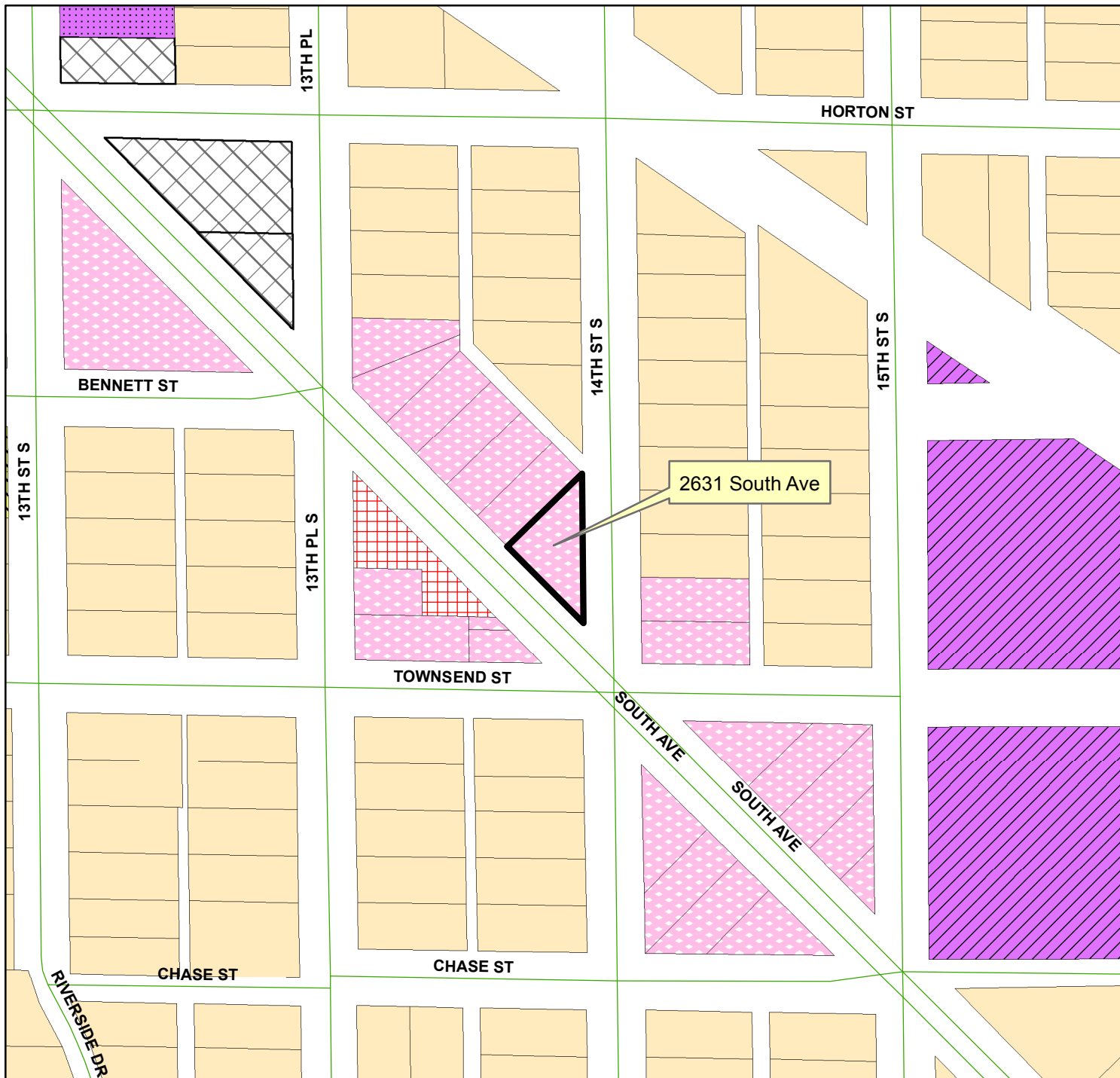
To consider the recommendation of the Planning Commission to deny the request for rezoning.



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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