

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

➤ **AGENDA ITEM – 21-1582 (Jack Zabrowski)**

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 sales of welding and gas supplies at 901 Monitor St.

➤ **ROUTING:** J&A 11.30.21

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a change of zoning district from M1-Light Industrial to M2-Heavy Industrial to accommodate the outside storage and distribution of prepacked acetylene gas. The building on the parcel is currently vacant and zoned M1-Light Industrial and is in the floodplain. The zoning district to the east and south is M2-Heavy Industrial, to west is M1-Light Industrial and the north is R5-Multiple Dwelling. The proposed use would be compatible with the surrounding uses because a similar acetylene gas, sales, storage and distribution business, Airgas, is currently operated at the property to the east. Acetylene will be delivered to the site in small pre-packaged cylinders for resale. There would be no packaging or use of the acetylene gas on-site. The gas cylinders would be stored outside in a fenced area off the north side of the building.

➤ **GENERAL LOCATION:**

Approximately 1000 feet southwest of the intersection of Lang Dr. and Monitor St. formerly occupied by Carquest auto parts store. The parcel is in the Lower Northside and Depot Neighborhood and Common Council district number three, represented by Council President Barb Janssen.

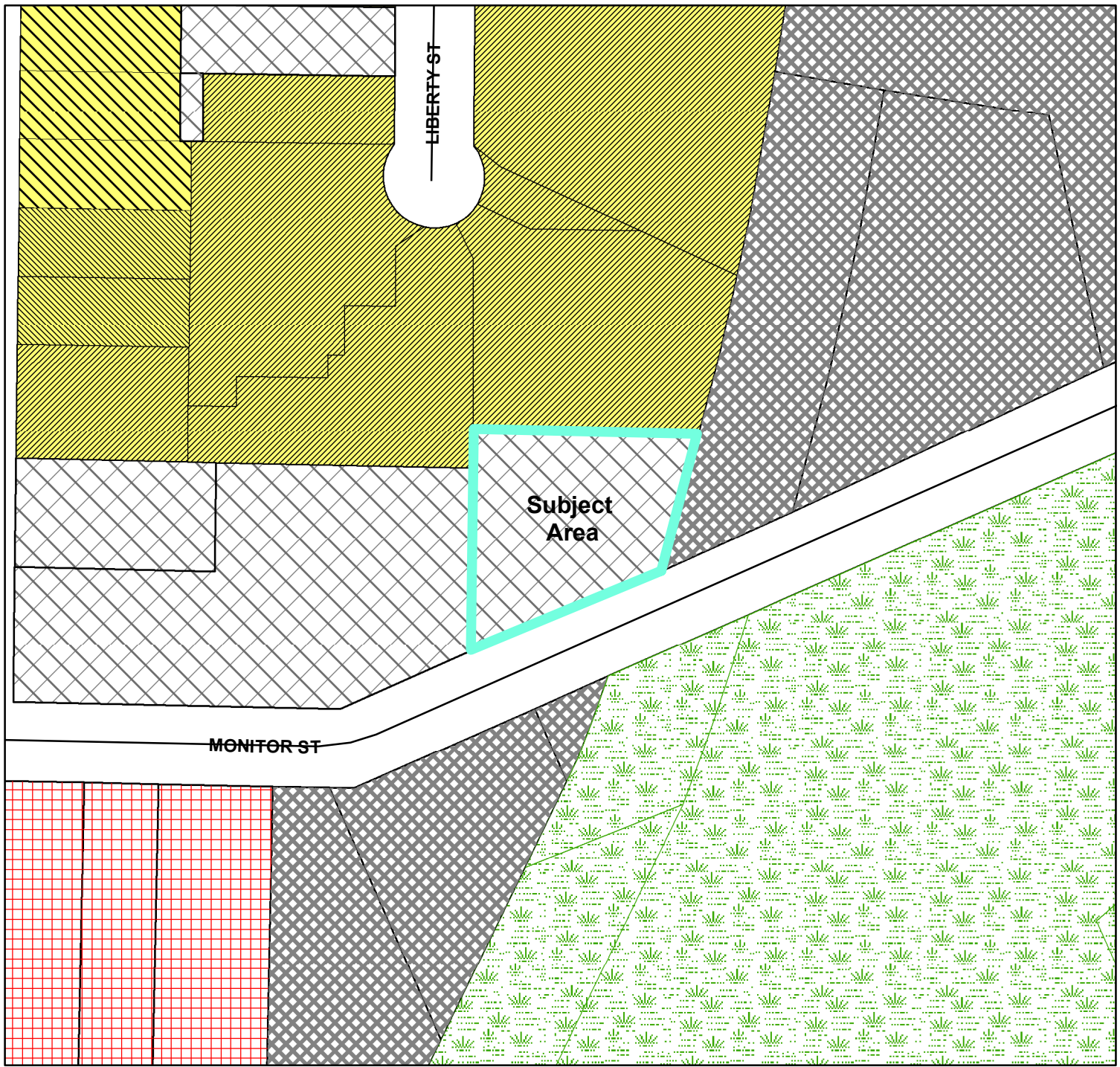
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map of our Comprehensive Plan prescribes this parcel to be HIR-High Intensity Retail, Office or Housing. Given that the proposed use is primarily retail with storage this would be compatible with the surrounding future uses and compatible with our Comprehensive Plan. The property to the east is currently zoned Heavy Industrial and the Future Land Use map recommends to be Commercial; however, as it is currently being used for open storage and is not likely to change in the future. This open storage would prevent a change to the Commercial zoning district, so for the foreseeable future the adjacent property will remain zoned Heavy Industrial. Thus, the proposed zoning change at 901 Monitor St. from M1-Light Industrial to M2-Heavy Industrial would be consistent with our Comprehensive Plan.

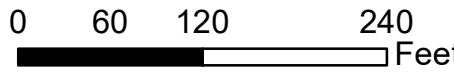
➤ **PLANNING RECOMMENDATION:**

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 sales of welding and gas supplies at 901 Monitor St. is **recommended for approval.**























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
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