

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 5, 2016**

➤ **AGENDA ITEM – 16-0575 (Jason Gilman)**

Application of Greg Wendling for a Conditional Use Permit at 2631 South Avenue allowing for an auto diagnostic and electrical repair shop.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Mr. Wendling is applying for a conditional use permit under a recently adopted ordinance that allows limited auto service uses in the C-1 zoning district. Mr. Wendling's business is an automotive diagnostic and electrical repair shop, and is consistent with the use criteria in the new ordinance which restricts more intensive auto repair shops that might conflict with neighboring less intense uses such as light commercial, mixed and residential uses.

According to the application, the proposed shop would have one employee and 6 off street parking spaces, accommodating employees and customer vehicles. The structure at 2631 South Avenue also includes two interior auto bays for customer vehicles.

The recently adopted ordinance 115-347 (7) includes a number of requirements from compliance with the conditional use permit including hours of operation restrictions, setbacks, fencing, and no exterior storage of automotive parts, tires, etc.

There is also a billboard sign on the north edge of the subject property.

➤ **GENERAL LOCATION:**

2631 South Avenue. Adjacent zoning includes R-1 Residential to the North and East, C-1 Zoning to the Northwest and Southeast and C-2 zoning to the west across South Avenue. See attached **MAP PC16-0575**.

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

N/A

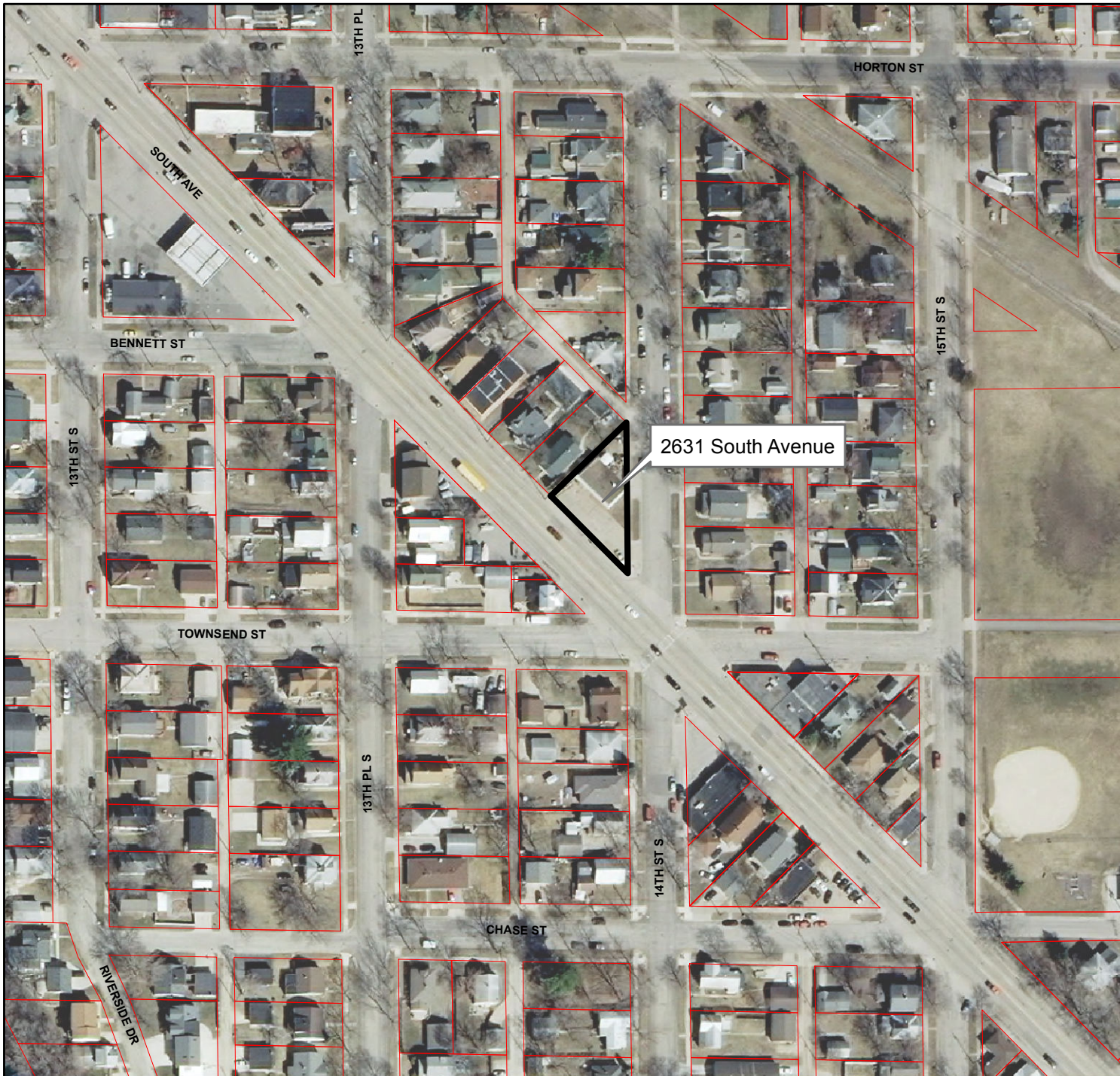
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This proposed use is consistent with the City of La Crosse Comprehensive Plan which indicates the subject parcel to be Commercial.

➤ **PLANNING RECOMMENDATION:**

The recommendation of the Planning Department is to approve this conditional use permit subject to compliance with all requirements section 115-347 (7). Since this is a relatively new ordinance and the proposed use is abutting residential property, the Planning Department

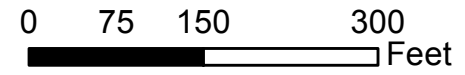
recommends a 1 year review and report to the Planning Commission on compliance with the adopted ordinance. It is also recommended the owner/applicant work with the traffic engineer to consolidate drive openings and add a buffer between the parking area and sidewalk, to avoid customer parking where it may obstruct or conflict with the sidewalk

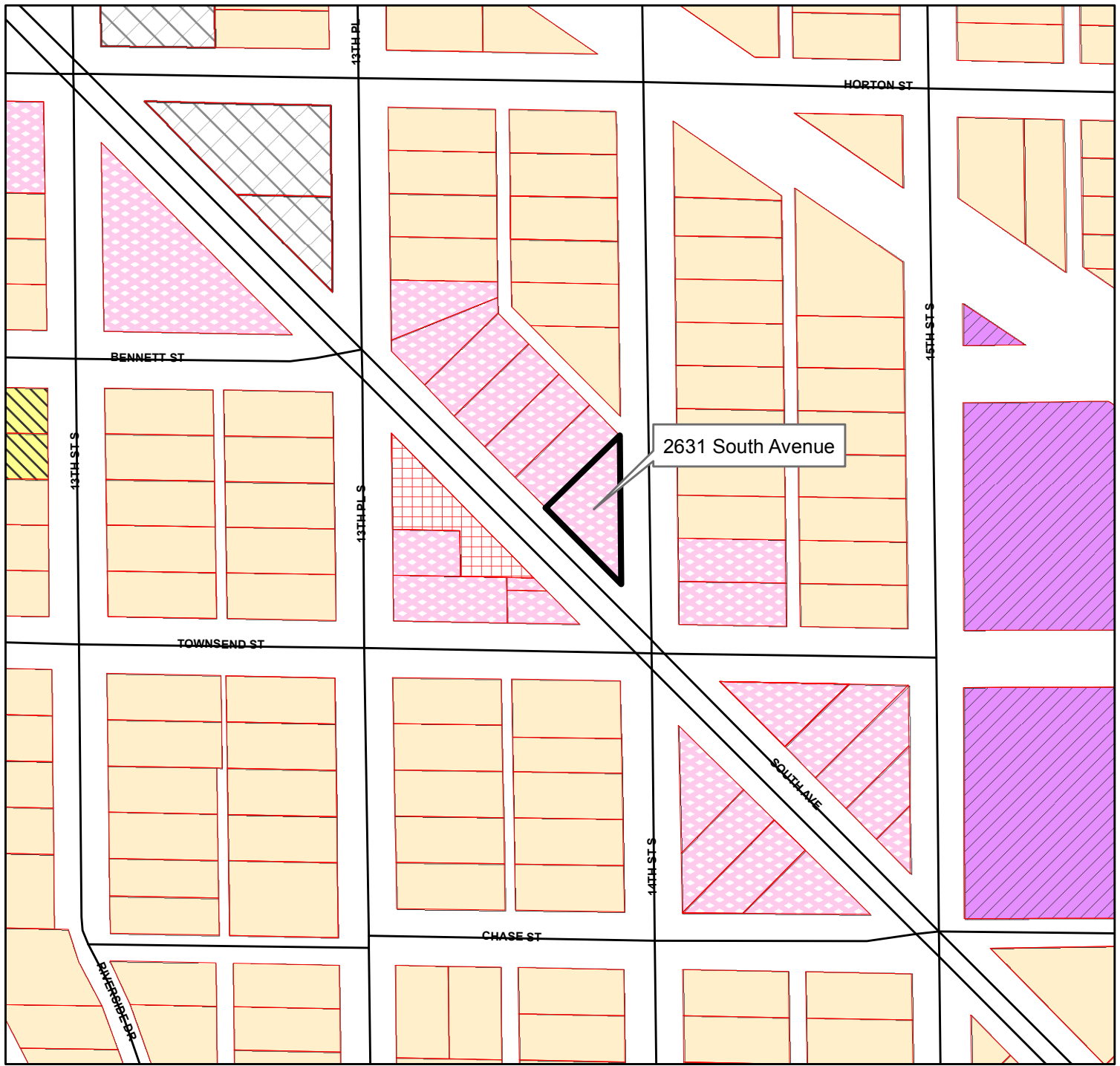


BASIC ZONING DISTRICTS

	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

