

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 4, 2015**

➤ **AGENDA ITEM – 15-0400 (Tim Acklin)**

Application of Ward Avenue Outside Storage LLC for a Conditional Use Permit at 2109-2111 Ward Avenue allowing for mini storage buildings.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is proposing to construct mini-warehouses on the property depicted on attached **MAP PC15-0400**. The existing parcel would be split into two parcels and construct two (2) buildings, one (1) with approximately 45 storage units and one (1) with approximately 41 storage units. Both buildings will be constructed with wood framing and steel roofing and siding. The property is currently used for a small commercial strip mall and for outside storage. The applicant has stated that the storage of recreational vehicles and boats are the primary market. Security cameras and lighting will be installed on the premises. Plans for the proposed buildings are attached.

➤ **GENERAL LOCATION:**

2109-2111 Ward Ave. (Intersection of Ward Avenue & 21st Place S)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This use is not consistent with the Future Land Use Map in the Comprehensive Plan. However, the property is currently zoned Heavy Industrial which does allow this use by approval of a Conditional Use Permit.
























➤ **PLANNING RECOMMENDATION:**

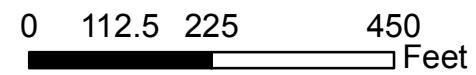
While mini warehouses are not the highest and best use of land within a core area of the City, this property may be the best possible site for them. It is adjacent to railroad tracks, within an Industrial area, and located on a parcel that is already being used for outside storage. If anything, the construction of these buildings will add aesthetic value to the area as well as additional tax base. **This item is recommended for approval**

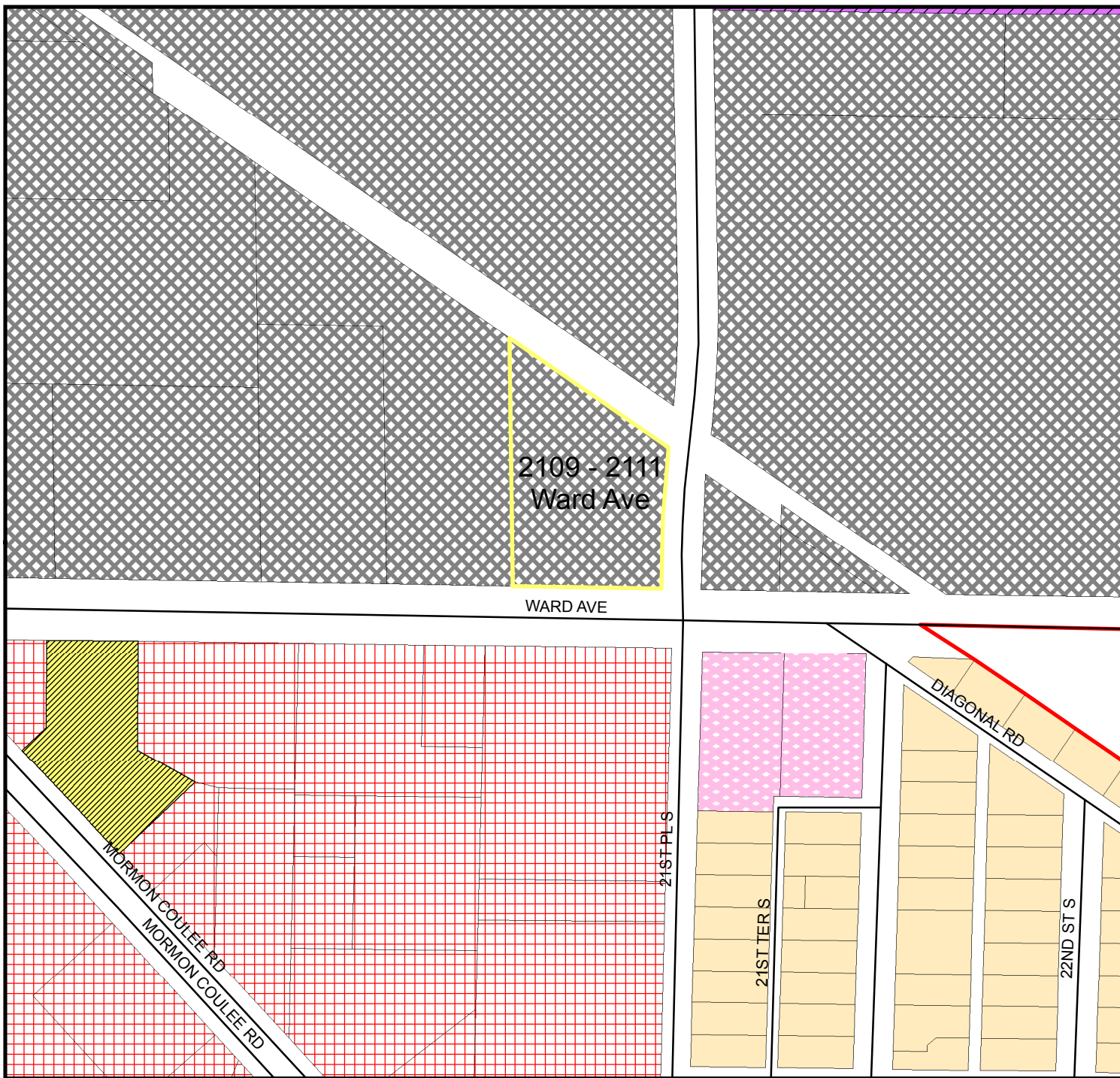
with the condition that a separate parcel is created solely for the purpose of the mini warehouses.


























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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