

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 1, 2017**

➤ **AGENDA ITEM - 17-0445 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Heavy Industrial District allowing for a vehicle storage lot at 410 Wood Street.

➤ **ROUTING:** J&A Committee, Public Hearing 5/2/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would transfer the property depicted in attached **MAP PC17-0445** from the C2-Commercial District to the M2-Heavy Industrial District for a vehicle storage yard. The applicant, Craig's Towing and Repair, would like to rezone the parcel in order to expand their operations that are located across Wood Street at 1224 Island Street. The short term plan would be to fence the lot and use it to store vehicles. The long term plan may include a building and an additional repair shop.

➤ **GENERAL LOCATION:**

410 Wood Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed zoning is not consistent with the Comprehensive Plan. This area is depicted as Single Family Housing in the City's Comprehensive Land Use Plan..

➤ **PLANNING RECOMMENDATION:**

Staff is concerned with rezoning this parcel to Heavy Industrial for the following reasons:

- 1) The Comprehensive Plan depicts this area for single family homes.
- 2) This parcel is immediately adjacent to single family homes. While a vehicle storage yard is a relatively non-hazardous industrial use, vehicle storage yards have historically presented environmental concerns and can be a harbor for mosquito borne illnesses and vermin if not properly managed. Additionally and perhaps more concerning is this parcel would then be zoned for **ANY** Heavy Industrial use that the

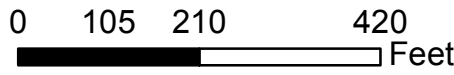
City would not be able to prevent immediately adjacent to single family homes.

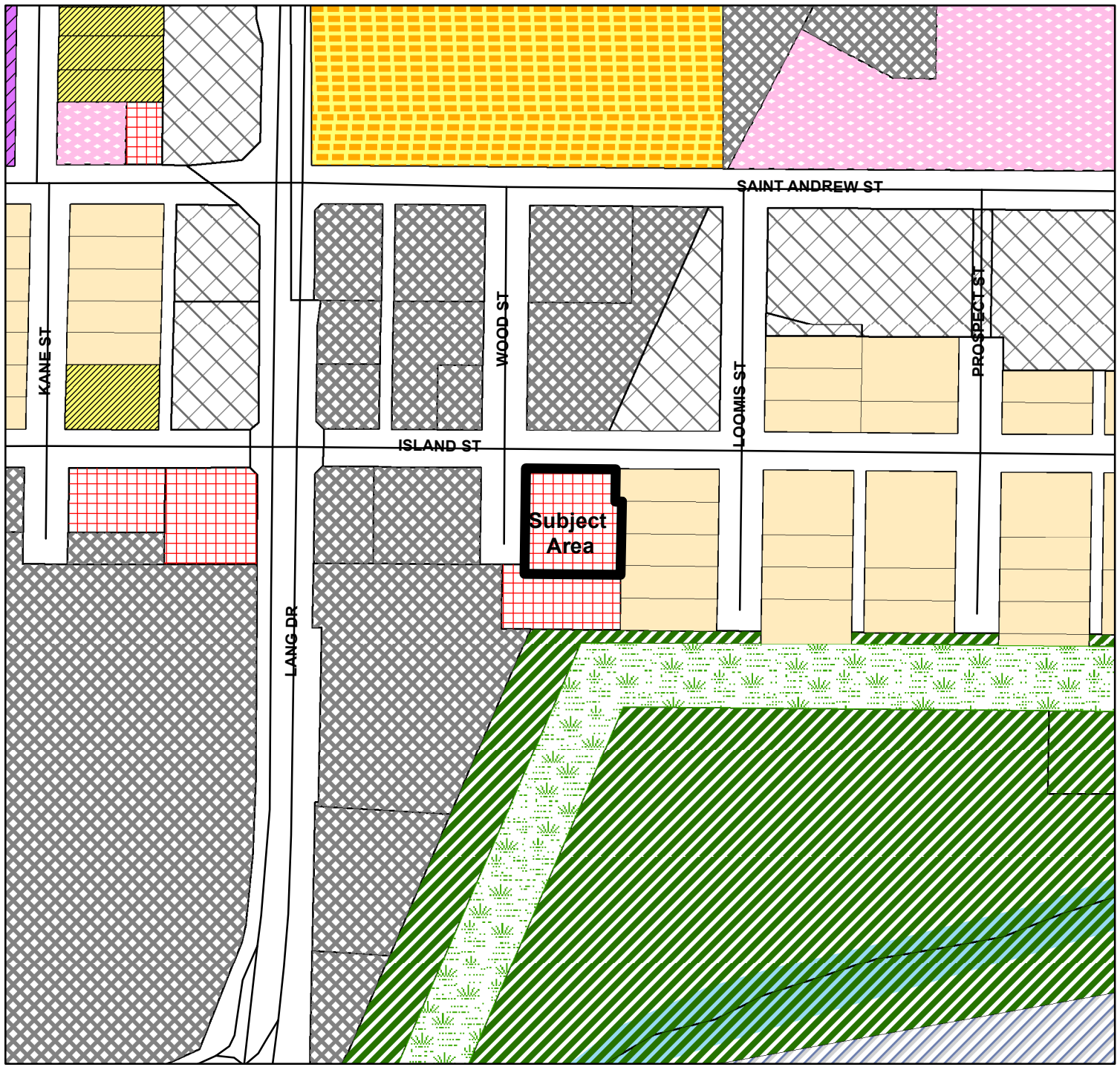
- 3) The aesthetics of a fenced off lot for vehicle storage. The applicant's existing lot is fenced with chain link with barbed wire. It is assumed that the same would be installed on this property. Even if the applicant was willing to install a solid fence of a different material the curb appeal would not be desirable.
- 4) The future of this area as a Commercial/Mixed Use node. Even though many of the properties in this area are zoned Heavy Industrial, the actual use of these properties are primarily commercial. The area along George Street between St Cloud and Monitor Streets has the potential to become a very vibrant commercial center and residential area (with recent investments such as the impending Kane Street project) rather than add industrial uses. With the success of Menards and Ardies/Flipside to the south and the successful adaptive reuse of the Rubber Mills Building by the Fenigor Group and Pear Street Brewery this area has already become a destination center. Add the proposed new O'Reilly Auto Parts Building, the redevelopment of the former Trane Plant 6 site and a few other properties, all strengthened by single family residential to the east and west, this area will benefit the City better by being a commercial node rather than an industrial one. **This Ordinance 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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