

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 2, 2014**

➤ **AGENDA ITEM – PC2014-09-02-06**

Review of final plans for the self-storage units located at 700 Gohres Street and 1720 Caledonia Street.

➤ **ROUTING:** CPC Only

➤ **BACKGROUND INFORMATION:**

The applicant is proposing to develop self-storage units on the property depicted on attached **MAP PC2014-09-02-06**. The properties are currently vacant and being used for outdoor vehicle storage. The proposed buildings would be constructed with wood-frames and metal panel walls. The lot would be filled and graded to include a stormwater retention pond.

The applicant applied for, and was approved by the Common Council in the August Cycle, a Conditional Use Permit with the condition that the design of the self-storage units be of the same quality, or higher, as the units on Hwy 16 and that final plans be approved by the City Plan Commission.

The applicant has resubmitted his plans for final approval and is asking for an exemption from the higher quality design requirement as they are proposing to install a new privacy fence between the residential properties to the north and east of the site. The applicant feels that the “higher quality” requirement is for aesthetic purposes only and since a privacy fence will screen the building this condition is unnecessary. The proposed fence will be chain link with vinyl slates. A letter from the applicant with plans is attached.

➤ **GENERAL LOCATION:**

Property adjacent to vacated portion of Caledonia Street between Gohres Street and vacated portion of Rublee Street.

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

The Common Council approved the Conditional Use Permit for self-storage units with the condition that the design of the self-storage units are of the same quality, or higher, as the units on Hwy 16 and that final plans be approved by the City Plan Commission at their August 2014 meeting.

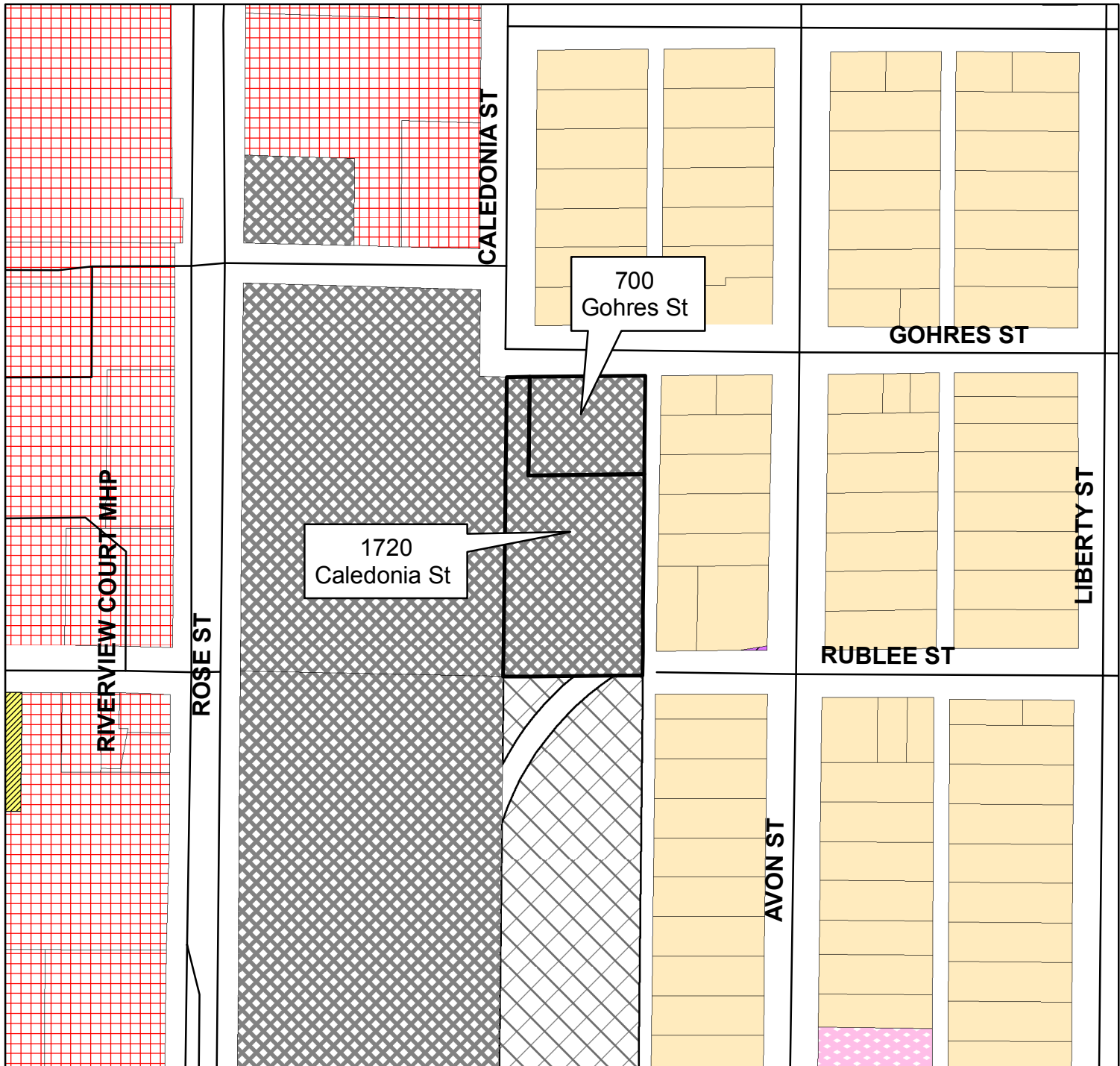
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

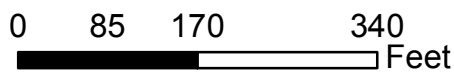
Staff fully understands that this is an existing industrial area already occupied by several types

of warehouses. Staff's main concern is to reduce the visual impact to the surrounding residential properties. The proposed design and materials of the self-storage units are the same as the units located on Hwy 16 with the exception of the masonry panels on the street facing façade (See attached picture), which would be screened by the fence. The fence itself, chain link with vinyl slates, is not attractive and does not provide a visually appealing buffer between the two uses. Staff asked the applicant if a different style/type of fence could be used instead of chain link. The applicant stated that they thought the proposed fence looks fine and that they were already going to make an investment along the alley as they submitted a request to have it paved. While staff commends the applicant for making that investment in the alley a higher quality fence would improve the visual character between this project and the surrounding residential neighborhood. **This item is recommended for approval with the condition that a higher quality fence, such as wood or vinyl, is constructed on the north and east sides of the properties.**



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
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- City Limits
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