

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 2, 2021**

Ø **AGENDA ITEM – 21-0987 (Lewis Kuhlman)**

Application of Helfrich Enterprises for the issuance of a Conditional Use Permit at 607 Copeland Avenue allowing for self-storage units.

Ø **ROUTING:** J&A 8.3.21

Ø **BACKGROUND INFORMATION:**

The applicant’s intent is to build a sixteen-unit self-storage building. This 7,100 square foot parcel was rezoned and the house was demolished in May 2021. They own a self-storage building at 613 Copeland Ave as well. This application goes to the Plan Commission because mini warehouses require a conditional use permit. Design review is not required in the Heavy Industrial District (M2), but the applicant will have to meet stormwater management requirements to receive a building permit.

The parcel is on the Highway 53 corridor. A self-storage building does not fit within that plan’s goals of creating a positive identity or beneficial activity. A self-storage building would likely not create any additional jobs. This use does not meet the approval criteria outlined in Sec. 115-342(c)(3), specifically a. “Use is consistent with adopted plans of the City.”

Ø **GENERAL LOCATION:**

District 3 and Lower Northside and Depot Neighborhood, one lot north of Copeland Ave’s intersection with St. Andrew St. on the west side, as depicted in MAP 21-0503.

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

The Common Council approved the rezoning on May 13, 2021.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This zoning is not consistent with the Future Land Use Map’s High Intensity Retail, Office, or Housing Category identified for the parcel. It could be seen as targeted redevelopment (Land Use Objective 2) and improving land use compatibility (Objective 7), but would not enhance commercial corridors (Objective 6) or maintain traditional urban character (Objective 8).

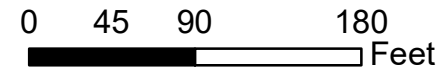
Ø **PLANNING RECOMMENDATION:**

**Denial** – This use does not meet the conditional use permit approval criteria that it be consistent with adopted plans of the City. It is inconsistent with the future land use and objectives of the comprehensive plan and the goals of the Highway 53 Corridor Plan, described above.



# 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

