

**CITY OF LA CROSSE, WISCONSIN**  
**CITY PLAN COMMISSION**  
**REPORT**  
**February 1, 2021**

Ø **AGENDA ITEM – 21-0081 (Tim Acklin)**

Application of PM2 LLC for a Conditional Use Permit at 2615 East Ave. S. allowing outside storage buildings.

Ø **ROUTING: J&A 2.2.2021**

Ø **BACKGROUND INFORMATION:**

The applicant is proposing to demolish the two existing accessory buildings located to the east of the property depicted on attached **MAP PC21-0081** and construct two new buildings. These buildings would be climate controlled and rented out to individuals for product storage, equipment storage, business startup options, small-item distribution, car storage, or service-related businesses. Municipal Code would require the applicant to split the lot so these two buildings would be located on a separate lot than the existing main office building. The two new buildings would be considered their own primary use, and two primary uses are not permitted on one lot. A Conditional Use Permit is required as these units could be used in a self-storage capacity.

Ø **GENERAL LOCATION:**

2615 East Ave S. Just north of the intersection of East Ave, Ward Ave & Mormon Coulee Road.

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A
























Ø **PLANNING RECOMMENDATION:**

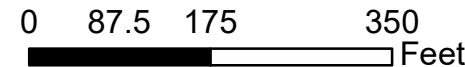
The applicant was proposing to run water and sewer from the main building to these buildings. Unfortunately, these utilities are not permitted to cross property lines. As a result, the applicant and planning staff determined that

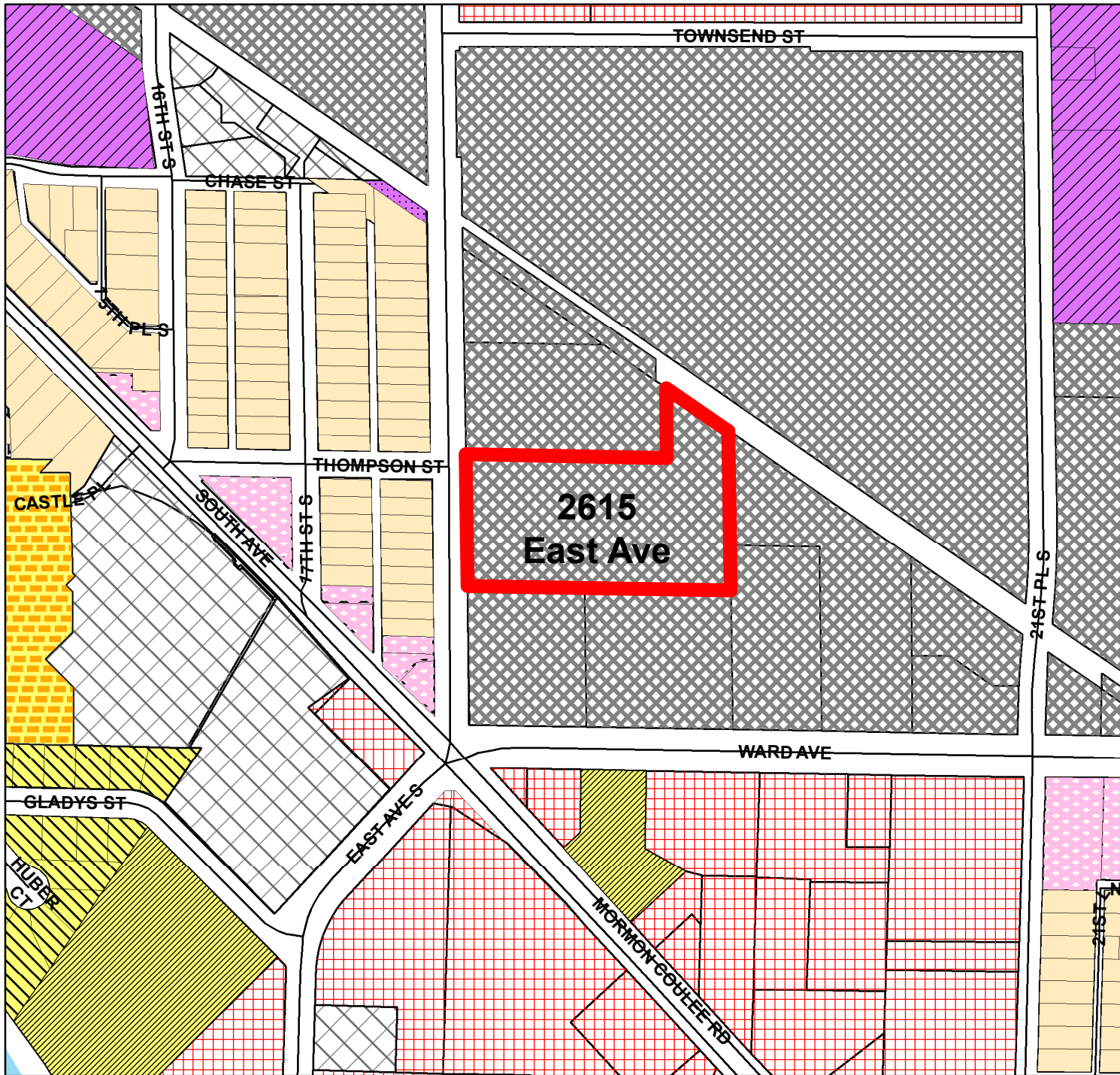
the best course of action was for the applicant to submit a rezoning application for Planned Development so that all of the buildings can exist on one parcel. The applicant agreed to this course of action and has submitted a request to withdraw this application. **This item is recommended to not adopt per the request of the applicant to withdraw.**


























# 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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