

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 2, 2020**

➤ **AGENDA ITEM – 20-0270 (Andrea Schnick)**

Application of Ironside Properties LLC (Mitch Lown) for a Conditional Use Permit allowing warehouse buildings in a heavy industrial district at 2401 Hauser Street.

➤ **ROUTING:** CPC 3/2/2020; J&A 3/3/2020

➤ **BACKGROUND INFORMATION:**

These storage units would be on a portion of the lot located at 2401 Hauser Street. The applicant is proposing 125 self-storage units. Storage buildings may be a conditional use in the Heavy Industrial Zoning with a conditional use permit. There is nothing specified regarding this use in the covenants. The certified survey map for the lot split was approved 2.6.2020.

Plans were reviewed by Fire Prevention and Building Safety and the Assistant Fire Chief with no issues.

➤ **GENERAL LOCATION:**

A portion of the lot at 2401 Hauser Street in the Interstate Industrial Park.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Development in the industrial parks is encouraged in the Comprehensive Plan. The Land Use Plan designation of general industry would permit warehousing and storage of various types.

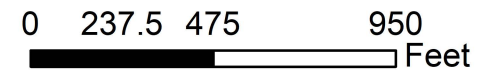
➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval.



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



PC20-0270

