

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 29, 2019**

➤ **AGENDA ITEM – 19-0426 (Jason Gilman)**

Application of Craig's Towing for a Conditional Use Permit at 410 Wood Street allowing an off-premise parking lot for storage of vehicles (amendment).

➤ **ROUTING:** J&A 4/30/19

➤ **BACKGROUND INFORMATION:**

The original application consideration of this conditional use permit request from October of 2017 was by a local business, Craig's Towing at 1224 Island Street, to locate an off-lot parking area for towed vehicles. The current zoning of the parcel at 410 Wood Street (the parcel of the proposal) is C-2, which would not permit an accessory parking area without the principal use being present. An adopted ordinance amendment allowing for such off-lot facilities in Section 115-353 (a) (3) was passed shortly before the application, allowing accessory parking by Conditional Use Permit in Commercial Zoning Districts and was also written to include accessory parking for potential growth industries such as transit and car sharing fleets. It was noted at the time of this request the parcel borders R-1 Single Family Housing immediately to the east.

The recommendation from the Council at the time considered the application which indicated the parking was to be used for customer vehicles, however, concern about long term storage of junk vehicles was not articulated in the permit. Since towed vehicles are many times inoperable, enforcement faces the difficulty of enforcement in how long disabled vehicles remain on the site.

The applicant has asked for a conditional use permit amendment to clarify this issue and to allow for a fence to screen the storage area.

➤ **GENERAL LOCATION:**

410 Wood Street, just east of Craig's Towing.

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

The original conditional use permit for the use of this parcel for vehicle storage was granted by the Council in October of 2017.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This parcel is shown as single family residential on the City's Comprehensive Land Use Plan, therefore the accessory commercial use is not consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

The Planning Department recommended denial of this application in 2017 due to inconsistency with the City's Comprehensive Plan, the adjacency to residential land uses and the impact vehicle storage may have on a targeted area of redevelopment investment.
























While we continue to support our original position due to concerns about land use compatibility and inconsistency with the City's Land Use Plan, the request for a fence conforming to the City's code requirements is appropriate given the approval of the original permit in 2017 by the Common Council. We'd suggest the approval allowing towed vehicle storage and a fence come with some conditions of approval including:

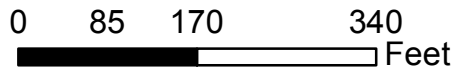
The owner/applicant shall not allow public health and safety nuisances on the site including but not limited to open tire storage which can breed mosquitos carrying encephalitis, fluid disposal or leakage directly into the soil and accumulation of parts or junk/inoperable vehicles which are stored on site longer than 90 days.

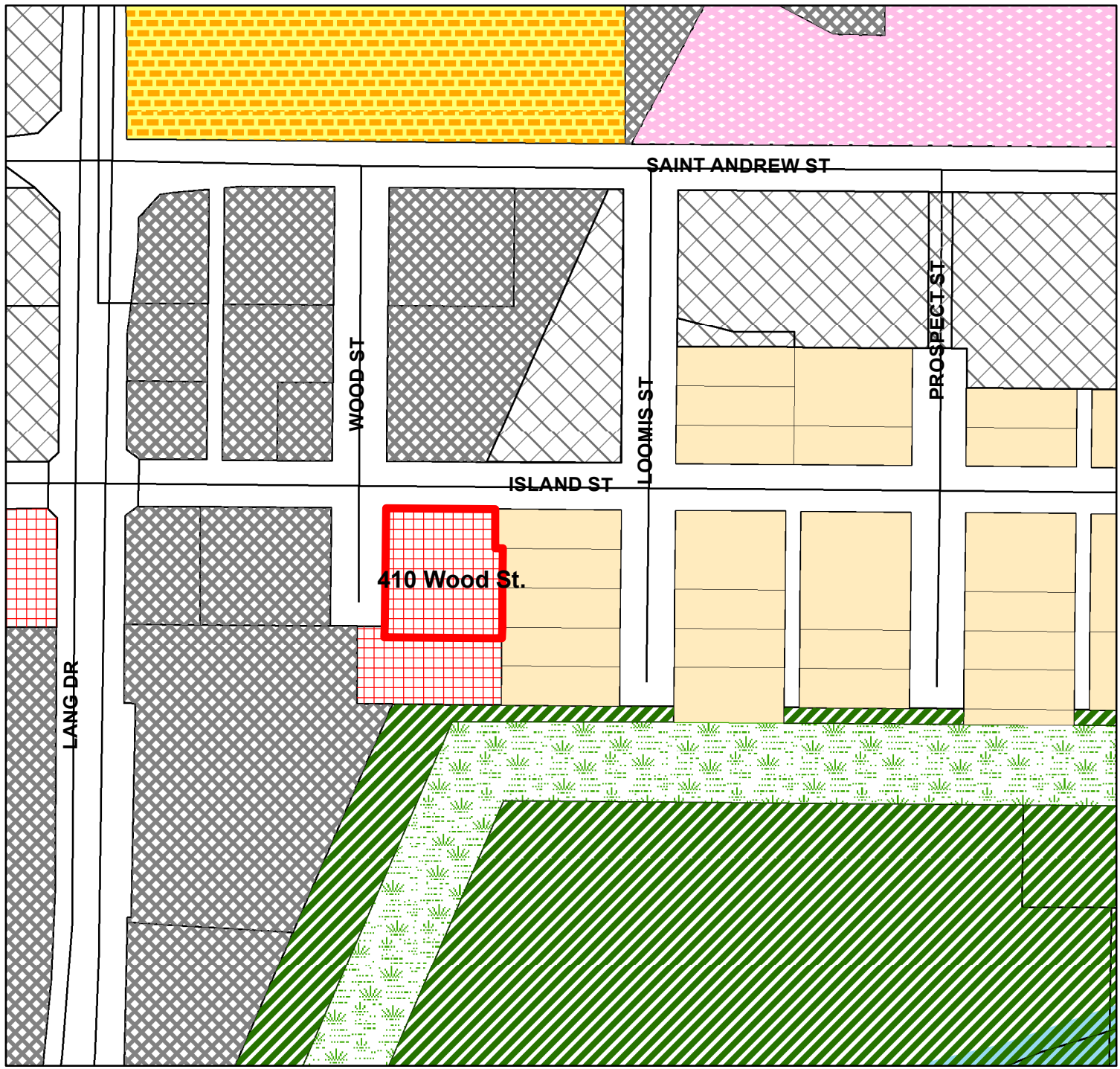
The fence shall conform to the requirements of the code, not exceeding a height of 8 feet per 115-398 (c) (2) and shall be constructed of solid vinyl or composite per section 115-398 (d) due to the residential adjacency and have a finished side facing the residential neighborhood to the east. The issuance of this permit shall also allow city inspectors access to the premise at all times.



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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