

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

Ø **AGENDA ITEM – 21-0145 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Heavy Industrial District to Planned Development District - Specific allowing outdoor storage buildings at 2615 East Ave. S. (2601 & 2625 East Ave. S.).

Ø **ROUTING: J&A 3.2.2021**

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 PC21-0145** and construct two new buildings. These buildings would consist of approximately nineteen (19) climate-controlled units that would be rented out to individuals for product storage, equipment storage, business startup options, small-item distribution, car storage, or service-related businesses. The applicant also intends provide water service to these buildings.

The applicant is requesting Planned Development zoning for the following reasons:

- 1) The two new buildings would be considered their own primary use separate from the main office building. Municipal Code does not permit two primary uses on one lot. Planned Development zoning permits more than one primary use on a lot per approval from the Common Council.
- 2) Since the applicant is proposing to provide water service to these two buildings from the main office building rather than from the East Ave, the applicant would not be able to create a separate parcel for the two new buildings because a utility would not be permitted to cross a property line. Planned Development zoning would allow the applicant to not have to create the separate parcel because both uses would be permitted on the same lot per approval from the Common Council.

See attached plans that are part of the legislative file for more information.

Ø **GENERAL LOCATION:**

2615 East Ave. Just north of the Hmoob Cultural & Community Agency at the intersection of East Ave, Ward Ave, South, Ave, and Mormon Coulee Road.

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map in the Comprehensive Plan depicts this parcel as “General Industry”. The proposed uses under this Planned Development zoning request are consistent with this desired land use.

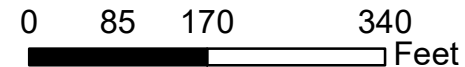
Ø **PLANNING RECOMMENDATION:**

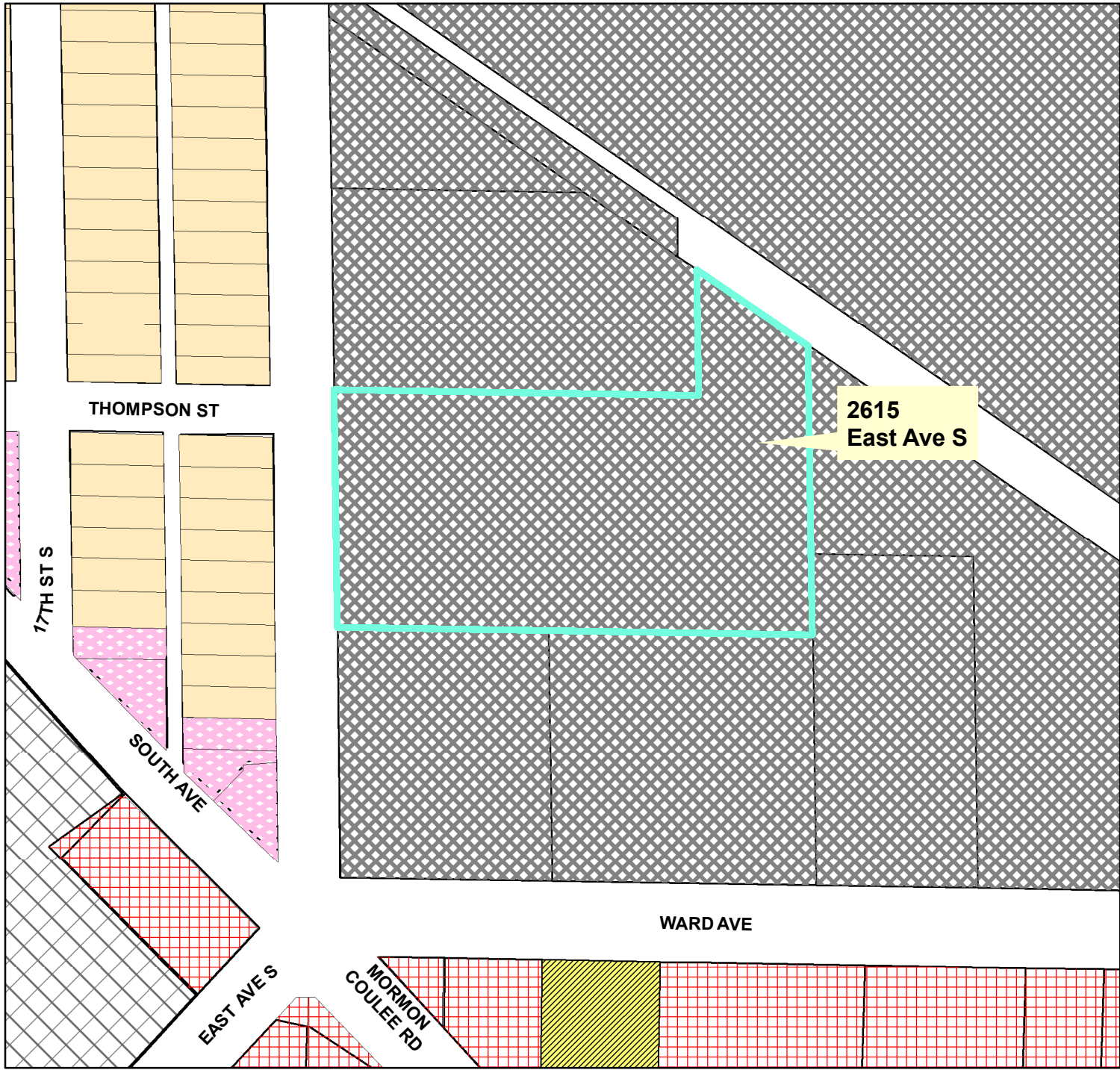
Staff has no concerns with the proposed use and rezoning request. The two, high-end, storage unit type buildings are located to the rear of the parcel behind the existing office building, adjacent to railroad tracks, and virtually screened from East Ave. The applicant is also improving this portion of the parcel by adding green and a stormwater management facility to control runoff to adjacent properties. Additionally, the applicant proposing a unique option to redevelop his parcel to accommodate multiple uses and entrepreneurial opportunities. **This item is recommended for 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





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

