

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 3, 2020**

➤ **AGENDA ITEM – 20-0916 (Lewis Kuhlman)**

Application of Beverly Scott-Lawrence for a Conditional Use Permit (amendment) allowing storage buildings in a heavy industrial zoning district at 226 and 232 Hood Street.

➤ **ROUTING:** J&A 8/4/2020

➤ **BACKGROUND INFORMATION:**

The applicant states the 20,400 sq. ft. parcel is currently being used for Access Mobility Products, Access Transit, and CTS Taxi. The applicant will be looking for a new location for these businesses upon approval. Applicant had intended to demolish the existing buildings and build two new buildings with eight 14'x48', five 10'x30', and seven 10'x20' storage units. This new application would amend the request from twenty units in two buildings to forty-four units in three buildings – ten 10'x10', twenty-nine 10'x20', and five 10'x30'. The net storage space would only increase 24 sq. ft. The curb cuts would not change and the green space is the same size.

Storage buildings may be a conditional use in the Heavy Industrial District, per Sec. 115-352. The intent of the ordinance is to drastically reduce the proliferation of mini-storage units. The application includes the required site plan and building plan, and the cover letter provides the required statement of the use of the building. There are no design review requirements and the applicant intends to build metal units, keep the green space on the east, and add a water retention area on the west. The storage units will not likely generate any additional jobs or raise the property value of the site.

➤ **GENERAL LOCATION:**

Between South Ave. and Isle La Plume, about 4 blocks south of Jackson St., as depicted in MAP 20-0916.

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

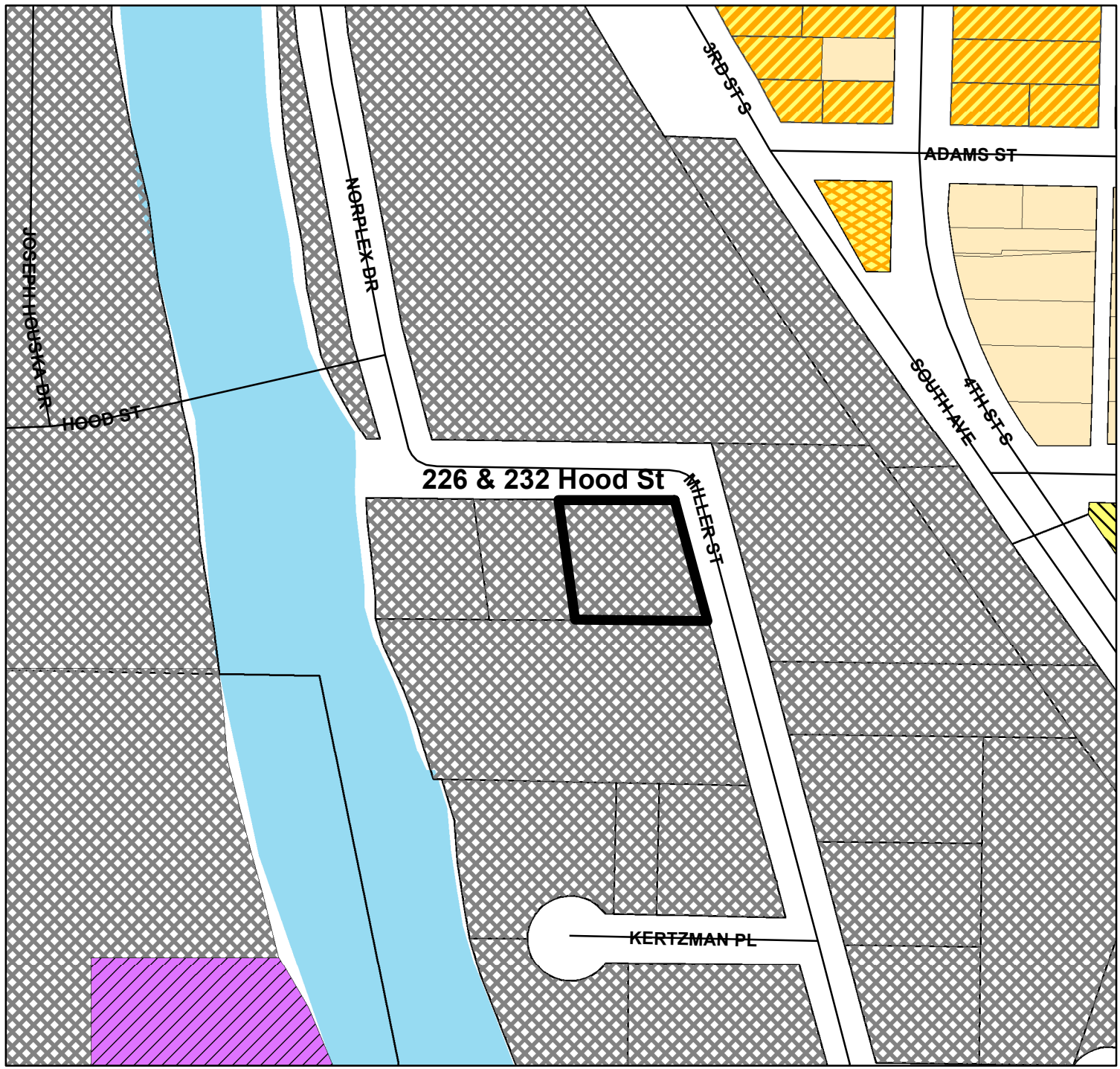
None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map identifies this parcel as General Industry.

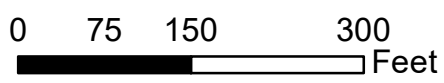
➤ **PLANNING RECOMMENDATION:**

**Planning Department staff recommends approval** – the application meets the requirements of the zoning code.


























## 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
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- FW - FLOODWAY
- A1 - AGRICULTURAL
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- City Limits
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