

**CITY OF LA CROSSE, WISCONSIN**  
**CITY PLAN COMMISSION**  
**REPORT**  
**August 4, 2014**

➤ **AGENDA ITEM – PC2014-08-04-09**

Application of Central States Warehouse (Cliff LeCleur) for a Conditional Use Permit at 700 Gohres St. and 1720 Caledonia St. allowing for self-storage units.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The applicant is proposing to develop self-storage units on the property depicted on attached **MAP PC2014-08-30-09**. The property identified in the application is currently vacant and being used for outdoor vehicle storage. The proposed use would include four wood-frame structures with metal panel walls. The lot would be filled and graded to include a stormwater retention pond (See attached application **14-0809** to view the proposed plans).

➤ **GENERAL LOCATION:**

Property adjacent to vacated portion of Caledonia Street between Gohres Street and vacated portion of Rublee Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

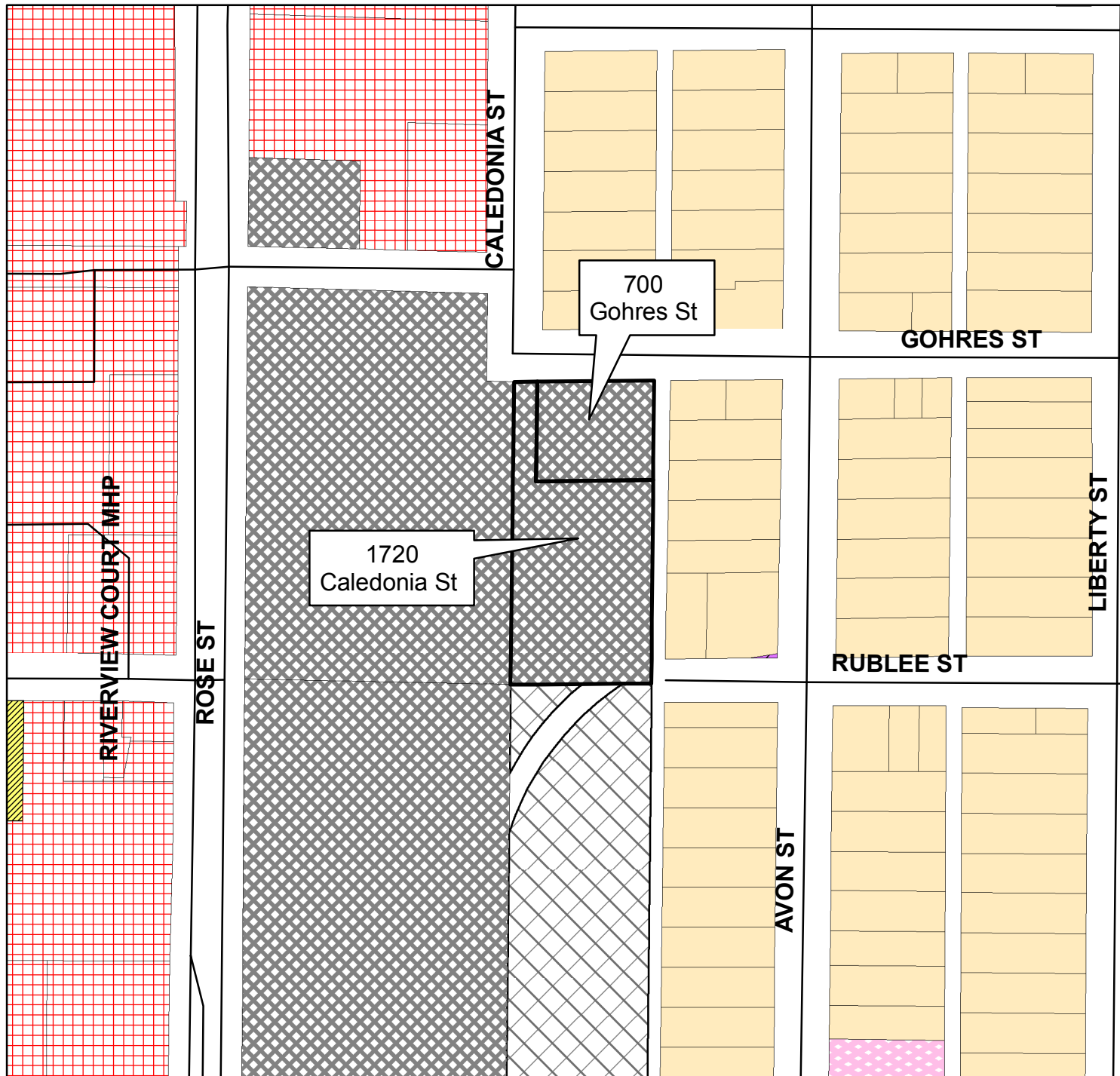
The proposed rezoning is inconsistent with the Adopted Comprehensive Plan. The Future Land Use map has identified these properties as Medium Intensity Retail, Office or Housing (MRO).

➤ **PLANNING RECOMMENDATION:**

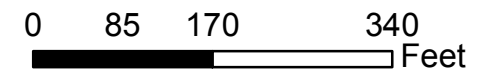
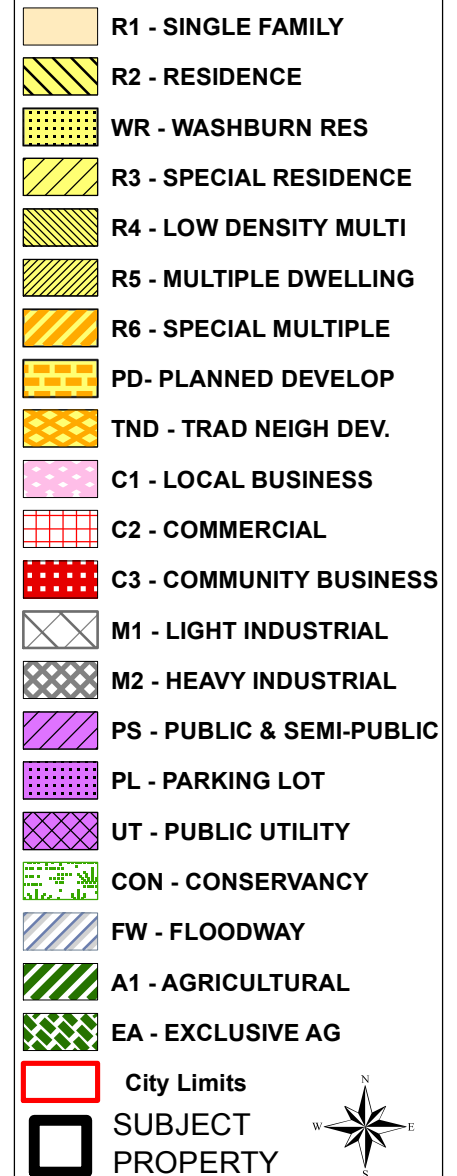
This application is a difficult one, as staff does not feel this is the highest and best use for the site, but the proposal is better than the current use. The Future Land Use Map depicts this area as “Medium Density Retail, Office, & Residential” which is more compatible with the future vision along the Rose Street commercial corridor and up to Exit 3. Self-storage units zoned Heavy Industrial are not consistent with this vision. In addition, staff has recommended denial of a CUP application and rezoning for self-storage units only a block or so away. Lastly, the proposed structures would not meet the minimum design standards required in our industrial parks. Due to these concerns staff is not in favor of this proposal.

However, staff also understands that portions of the surrounding area are already being used for heavy industrial/warehouse purposes and that use likely will not change in the near future. In addition, the proposed use would provide some tax base to the City and would be a better use than what is currently there now; a vacant gravel lot with vehicles stored on it. A higher quality design of self-storage units needs to be required. At a minimum the design should resemble the same sort of tip-up design used for the self-storage units on Highway 16. **This application is recommended for**

**approval with the condition that final design must be of the same design specifications of the units built on Highway 16 or of a higher standard, and that final plans come back to the City Plan Commission for final approval.**



# **BASIC ZONING DISTRICTS**







## 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



0 85 170 340 Feet

PC2014-08-04-09