

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 2, 2017**

➤ **AGENDA ITEM – 17-1239 (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.

➤ **ROUTING:** J&A, Public Hearing 10/3/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The consideration of this conditional use permit request 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. A recently adopted ordinance amendment allowing for such off-lot facilities in Section 115-353 (a) (3) permits 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 should be noted this request is on a parcel that borders R-1 Single Family Housing immediately to the east across the alley.

➤ **GENERAL LOCATION:**

410 Wood Street

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

Item will be routed to the Judiciary and Administrative Committee

➤ **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:**

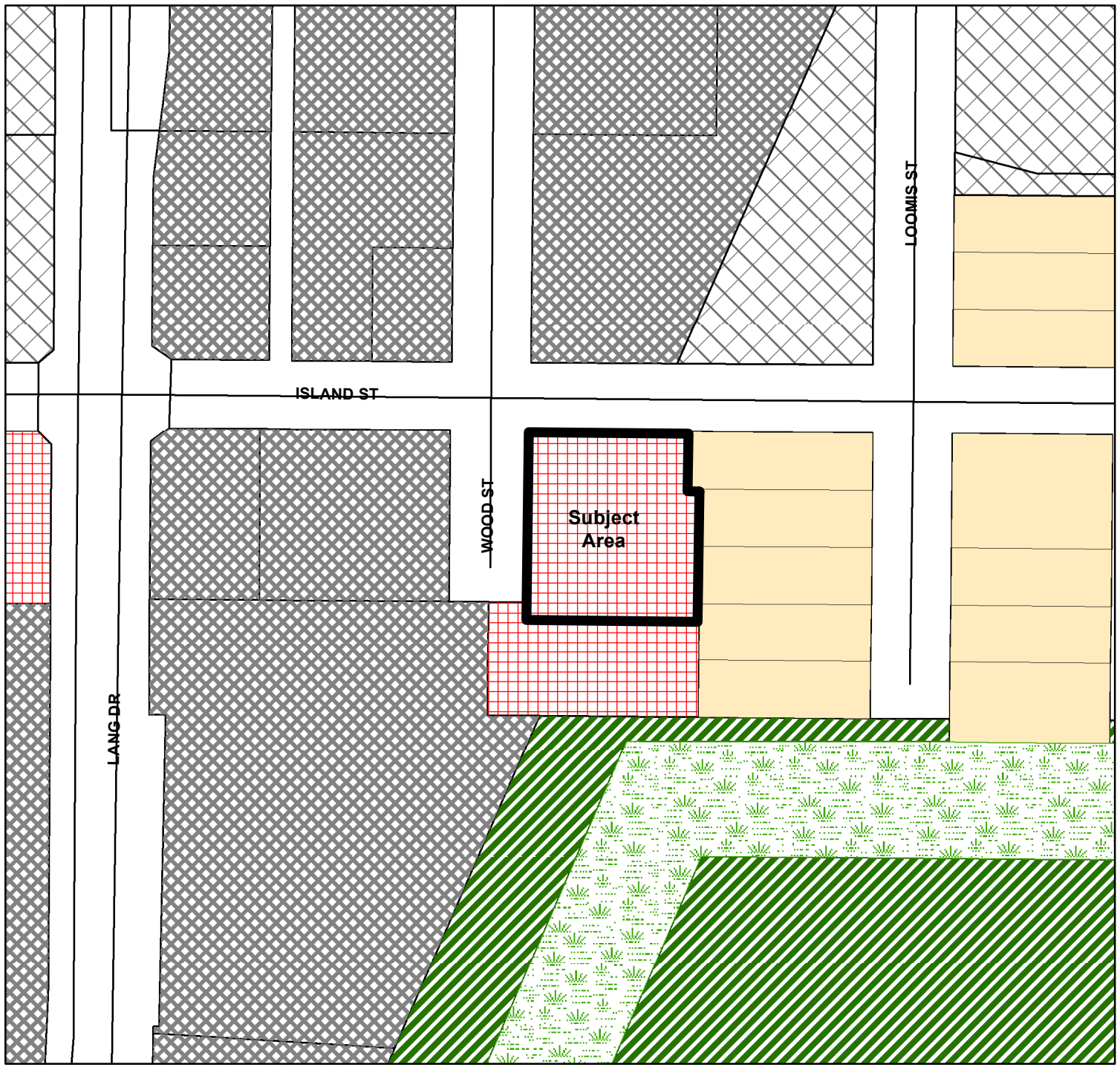
The Planning Department's principal concerns with the concept of accessory parking in adjacent to residential districts has to do with the potential for storage of junk, inoperable vehicles, scrapping, aesthetics, etc, especially when located near lighter

commercial and/or residential uses. Although the City has ordinances related to the storage of junk, scrapping, inoperable vehicles and the like, enforcement can prove difficult due to monitoring. The recently adopted ordinance addresses these concerns through the allowance of screening, requirements of owners to provide management plans and annual reviews to mitigate nuisances.

The Planning Department also considered the impact on commercial tax base in the City as commercial property can be quite valuable to the City's urban infill and tax base objectives, so a provision in the new ordinance requires a principal use to be present within 1,000 feet to assure the accessory use would potentially enhance nearby principal-use tax base.

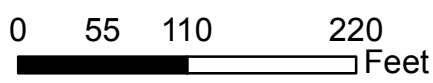
Concerns remain, however, over the location of this accessory parking lot and its close proximity to single family homes to the east across the alley. Accessory vehicle storage has been known to create nuisances if not properly maintained, including but not limited to mosquito habitat which can endanger public health, habitat for vermin, leaking fluids if cars have been damaged and aesthetic concerns.

The Planning Department recommends this application not be approved due primarily to the fact that this proposed use is inconsistent with the City's adopted Comprehensive Plan, but also noting the potential for land use conflict due to the close proximity of single family residential uses.


























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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