

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 4, 2016**

➤ **AGENDA ITEM - 16-0266 (Tim Acklin)**

Application of Nathan Brooks for a Conditional Use Permit at 2966 Airport Road allowing for mini-storage units.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a Conditional Use Permit on the property depicted on attached **MAP PC16-0266** in order to develop two, 40ft x 230ft mini storage buildings with a total of 92 units. The applicant is proposing to use split-face CMU for the façade facing Airport Road, including 20' on the north and south facades as required by the Airport Industrial Park covenants and steel siding for the remaining facades of the buildings. A plan for the proposed units is attached as part of the Legislation.

➤ **GENERAL LOCATION:**

2966 Airport Road. (Airport Industrial Park)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

In most instances industrial zoned lands are an ideal location for this type of use. The land is already zoned Heavy Industrial. This is the zoning district the City only allows mini-storage units in by a Conditional Use Permit. It is also located adjacent to a municipal airport where typical developments include 1-2 story structures and are less populated.

The concern with this request is whether or not this use is the highest and best use of land in the Airport Industrial Park. This industrial park was intended for manufacturing businesses, though the Airport Industrial Park covenants do not prohibit this use.

The applicant is proposing to build an estimated \$426,000 building. Staff researched similar mini-storage facilities in the City and found the following:

Name	# of Units	Assessed Value	Taxes
Jae Mini Storage 1533 Miller Street	96 units	Imp- \$186,600 Tot- \$233,400	\$6,717.94
South Ave Self Storage LLC 2310 South Ave	85 units	Imp- \$116,700 Tot- \$374,200	\$10,819.08
Paul, Teri Erickson 3400 Losey Blvd	105 Units	Imp- \$256,000 Tot- \$470,800	\$13,632.80
Jae Mini Storage 5211 Mormon Coulee Rd	73 units	Imp- \$109,100 Tot- \$203,400	\$5,844.12

Looking at these values it would be safe to say that the improvement value of the proposed mini-storage buildings would likely be between \$116,000-~~\$~~186,000.

Below are a few adjacent Airport Industrial parcels with businesses and the respective investment value and taxes:

Owner	Assessed Value	Taxes
WGM RE-Wisconsin LLC 2958 Airport Road	Imp- \$256,900 Tot- \$380,000	\$10,988.02
RCM LLC 2946 Airport Road	Imp- \$501,900 Tot- \$625,100	\$18,127.13
Former Family Dog Center 2930 Airport Road	Imp- \$724,800 Tot- \$848,100	25,361.21

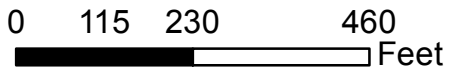
The above three properties are located immediately to the south of the subject parcel and are approximately the same size. As you can see, with a building being used as a business, the total economic impact is greater and total economic impact is pertinent to the consideration of permitting in the City's industrial parks where significant public investment has occurred to stimulate higher levels of economic return. Additionally, the City should consider the value of future availability of these lots as the airport has continued to invest. Once they are developed for storage type uses, total economic impact is limited.

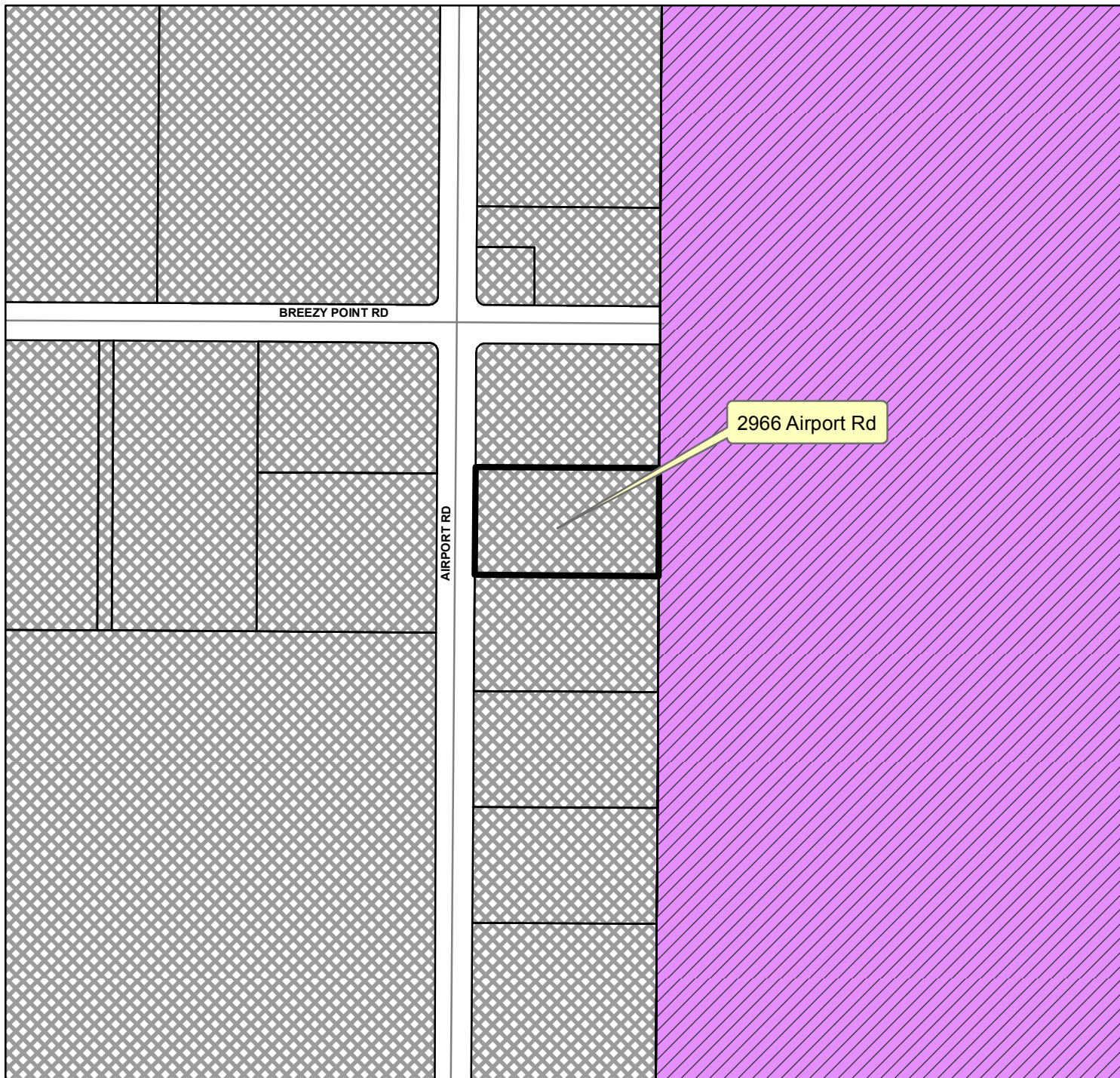
Even though this parcel of land has been vacant for several years and the current zoning permits mini storage conditional uses and the Airport Industrial Park covenants do not prohibit this use, and this use is somewhat typical near airports, the immediate value and tax base of this use should be a concern due to the significant public investment in this industrial park. Every effort should be made by the City to market and sell the remaining parcels in this industrial park for uses that promote highest levels of taxable investment, job creation, industry clusters and other economic goals of the City. **This application is recommended for denial.**


























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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