

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 3, 2017**

➤ **AGENDA ITEM – 17-0715 (Lewis Kuhlman)**

Annual Review of Conditional Use Permit at 2631 South Avenue allowing for an auto diagnostic and electrical repair shop.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Applicant received a conditional use permit for limited auto service uses in the C-1 zoning district. A condition of the permit – recommended by staff – required a review in one year since the ordinance allowing this use was new and untested. The staff report for the original application can be found [here](#).

➤ **GENERAL LOCATION:**

The northwest corner of South Avenue and 14th Street, surrounded by residences and across the street from Autotude, as depicted in MAP 17-0715.

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

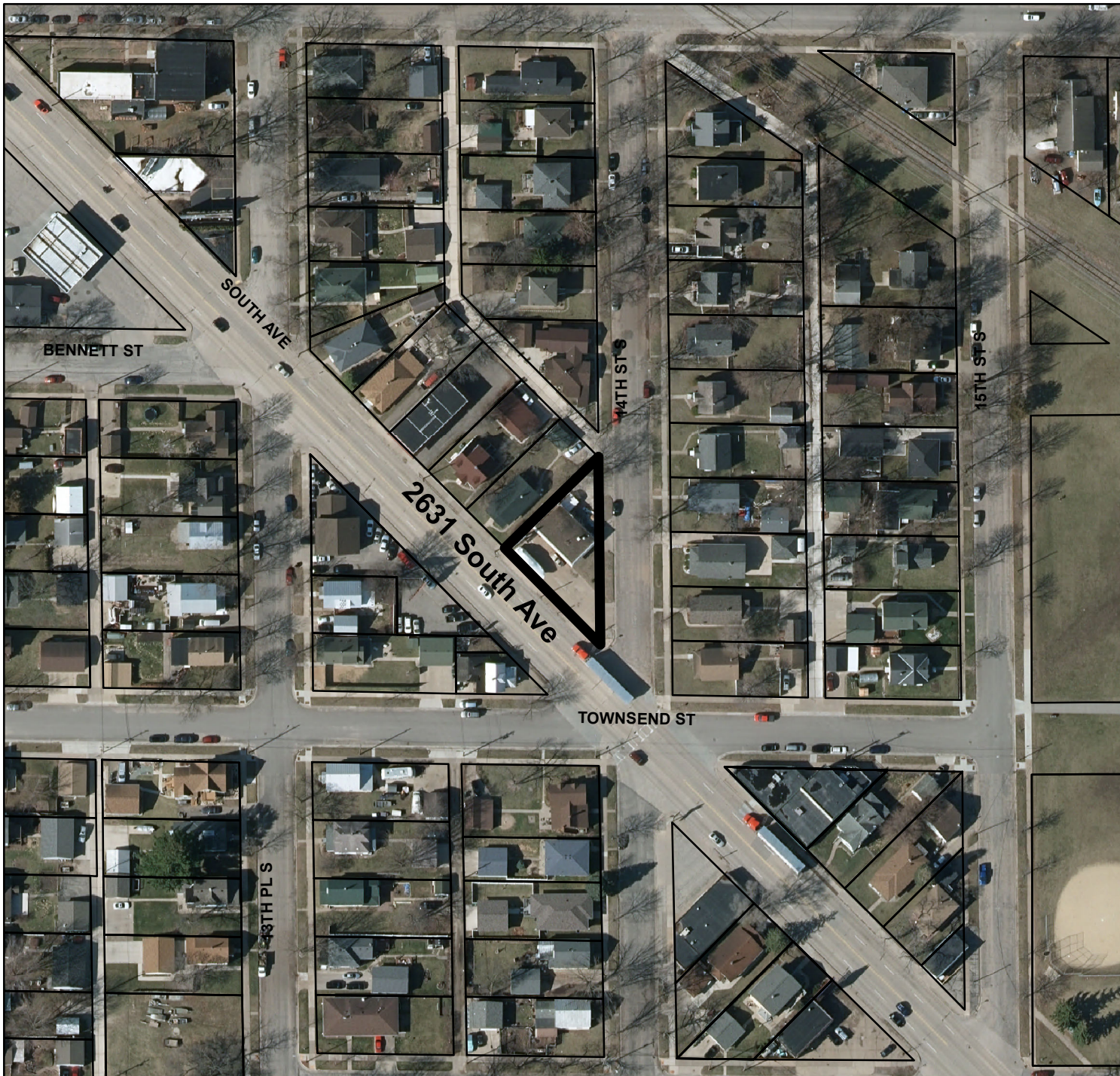
Not applicable

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The Future Land Use Map indicates this area as high-intensity retail, office, or housing. Applicable land use objectives to consider include enhancing commercial corridors, improving land use compatibility, and stemming property deterioration.

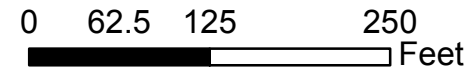
➤ **PLANNING RECOMMENDATION:**

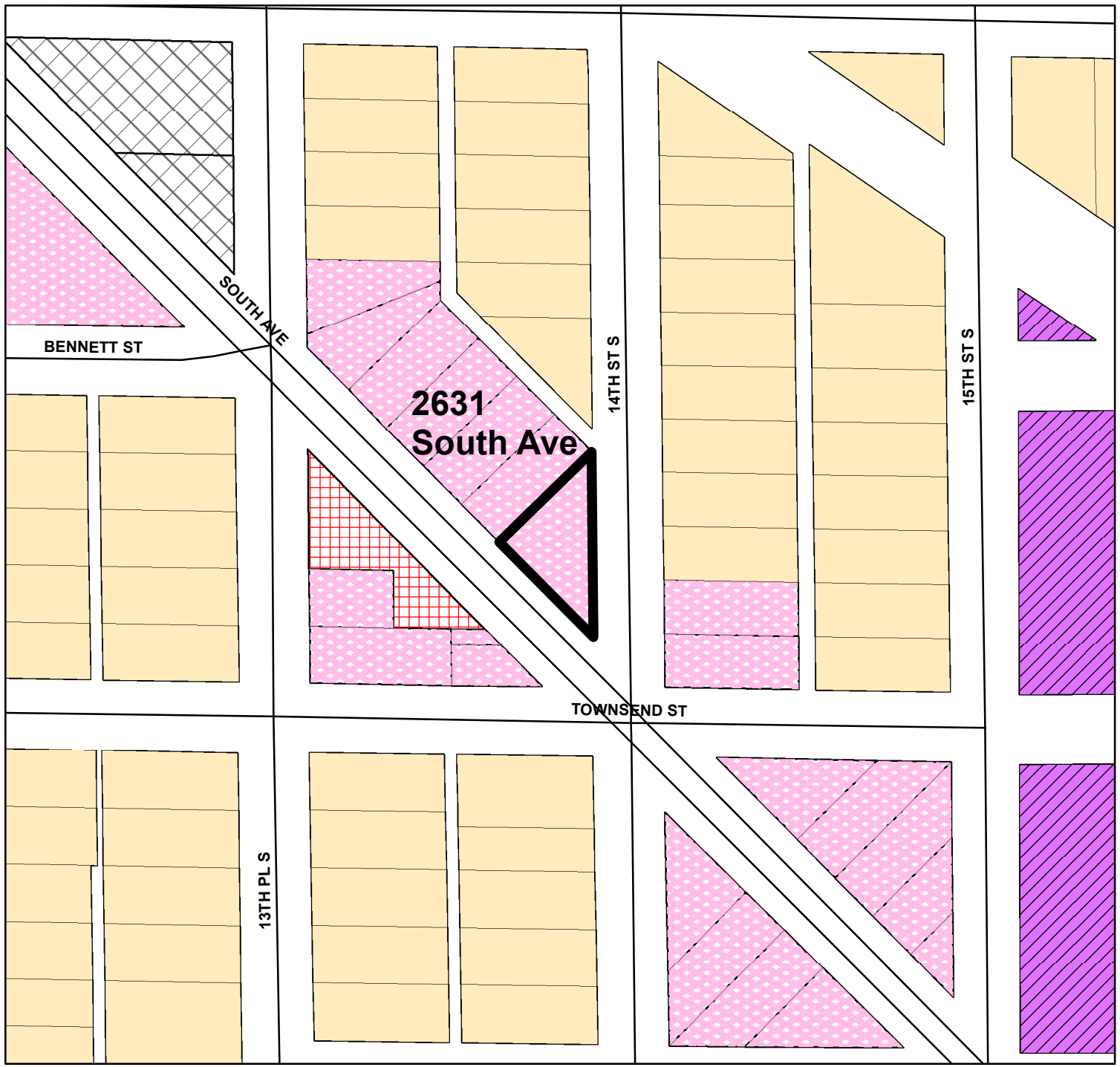
Approval – Staff did not receive any objections.



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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