

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 3, 2019**

- **AGENDA ITEM –19-0675 (Lewis Kuhlman)**
Application of Beverly Scott-Lawrence for a Conditional Use Permit allowing storage buildings in a heavy industrial zoning district at 226 and 232 Hood Street.

- **ROUTING:** J&A 6-4-2019

- **BACKGROUND INFORMATION:**
The applicant states the 20,400 sq. ft. parcel is currently being used for Access Mobility Products, Access Transit, and CTS Taxi. These businesses are currently looking for a new location. Applicant intends to demolish the existing buildings and build two new buildings with eight large, five medium, and seven small storage units. 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 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 19-0675.

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
None

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The Future Land Use Map identifies this parcel as General Industry.

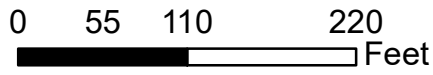
- **PLANNING RECOMMENDATION:**
Approval – the application meets the requirements of the zoning code.

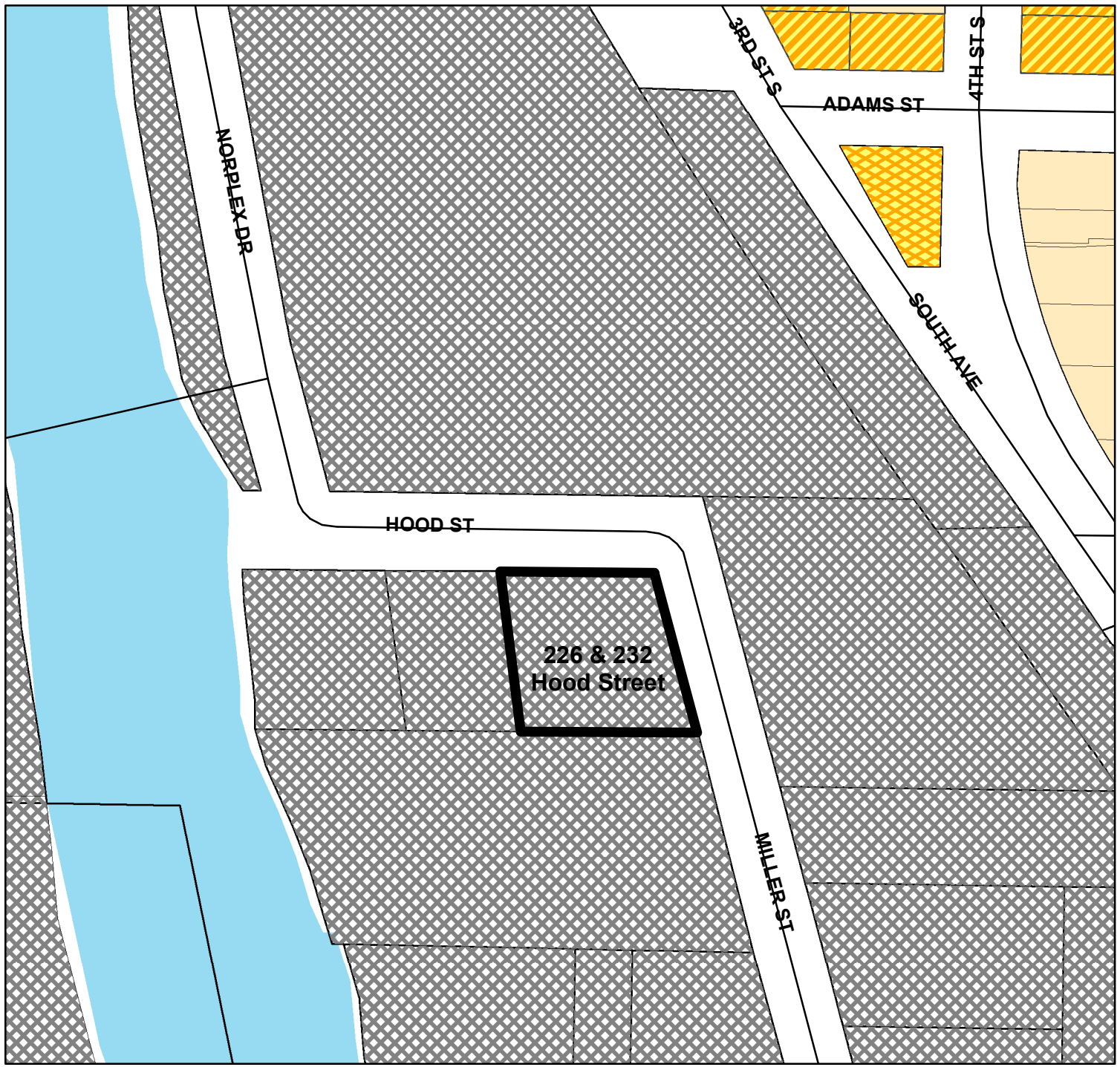


BASIC ZONING DISTRICTS

	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
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
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