

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 30, 2019**

- **AGENDA ITEM – 19-1851 (Lewis Kuhlman)**
Review of Conditional Use Permit at 2631 South Avenue allowing for an auto diagnostic and electrical repair shop.

- **ROUTING:** CPC 12/30/19, J&A 1/2/2020

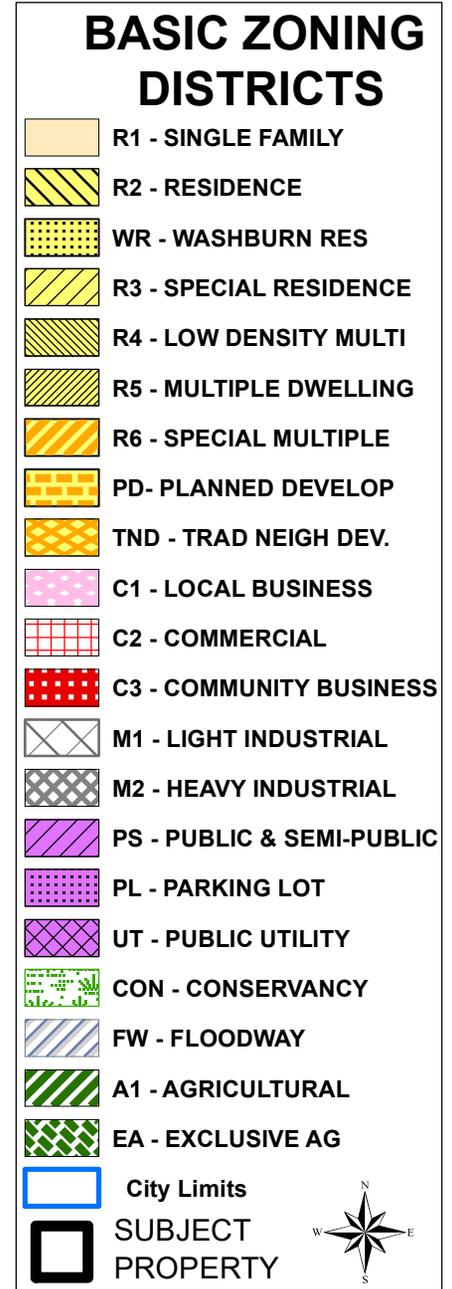
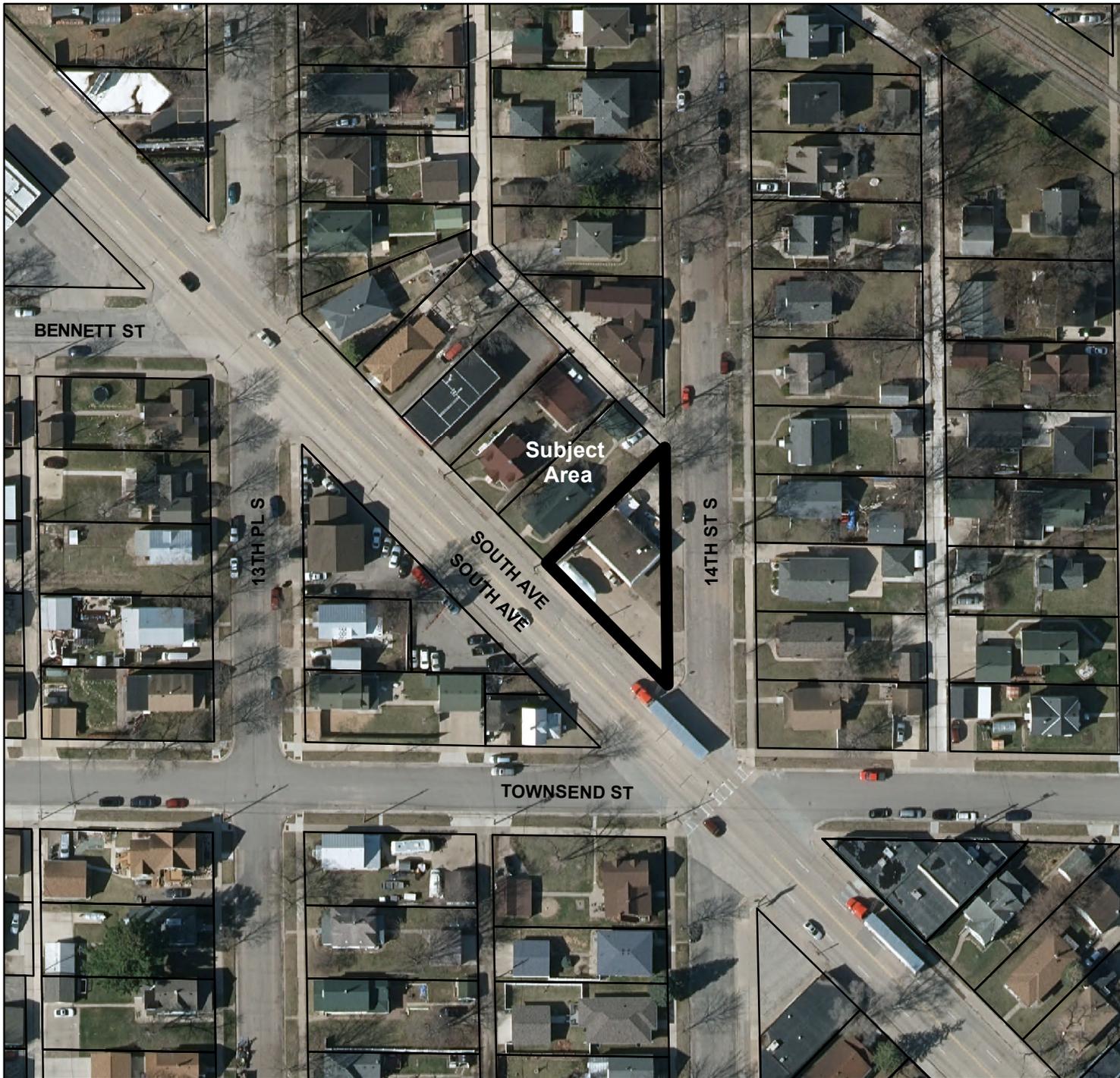
- **BACKGROUND INFORMATION:**
This conditional use permit is reviewed annually as a condition of approval in 2016. It has been approved in 2017 and 2018. Limited auto service is a conditional use in the C-1 zoning district. The applicant is operating an automotive diagnostic and electrical repair shop, and is consistent with the use criteria in the ordinance which restricts more intensive auto repair shops that might conflict with neighboring uses.

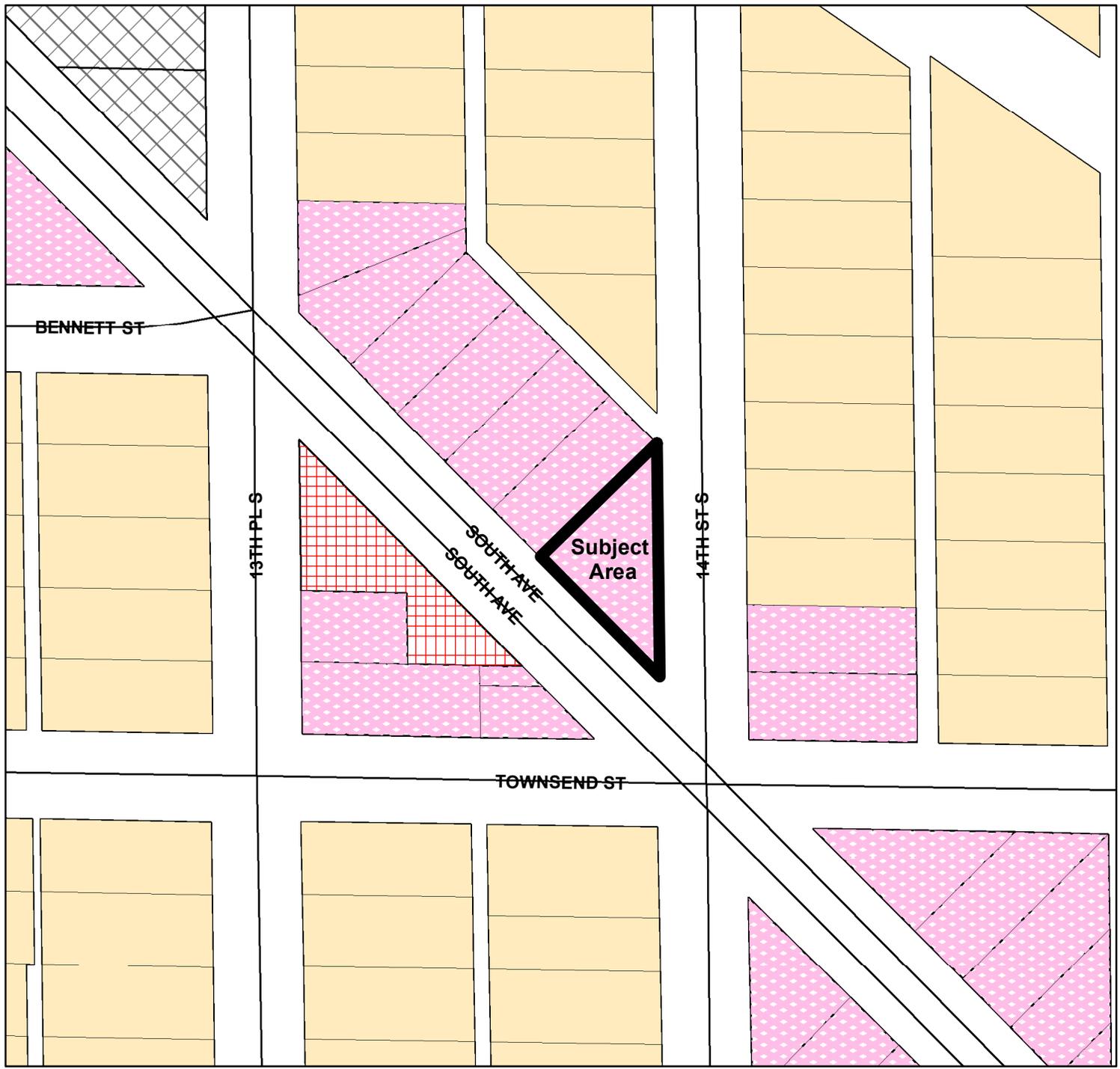
- **GENERAL LOCATION:**
On the north corner of South Avenue and 14th Street, 4 blocks southeast of West Avenue as depicted in MAP 19-1851.

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

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
This proposed use is consistent with the future land use map which identifies the subject parcel as commercial use.

- **PLANNING RECOMMENDATION:**
Approval – there have been no complaints filed with the Clerk, Fire Prevention and Building Safety, or Police.





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

