Agenda Item 26-0003 (Tim Acklin & Julie Emslie)

Review of plans for Del's Auto Service located on Kinney Coulee Rd, parcel 17-1575-63, adjacent to the International Business Park.

General Location

International Business Park, Lot 9, 3106 Berlin Drive. Council District 2.

Background Information

The City sold this property to Sarah and Dylan Delagrave in May 2024 for the purposes of expanding their business, Del's Auto Service, to this location. As part of the negotiated sale, the Delagraves are required to follow the design standards of the International Business Park, which is immediately adjacent to this property.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

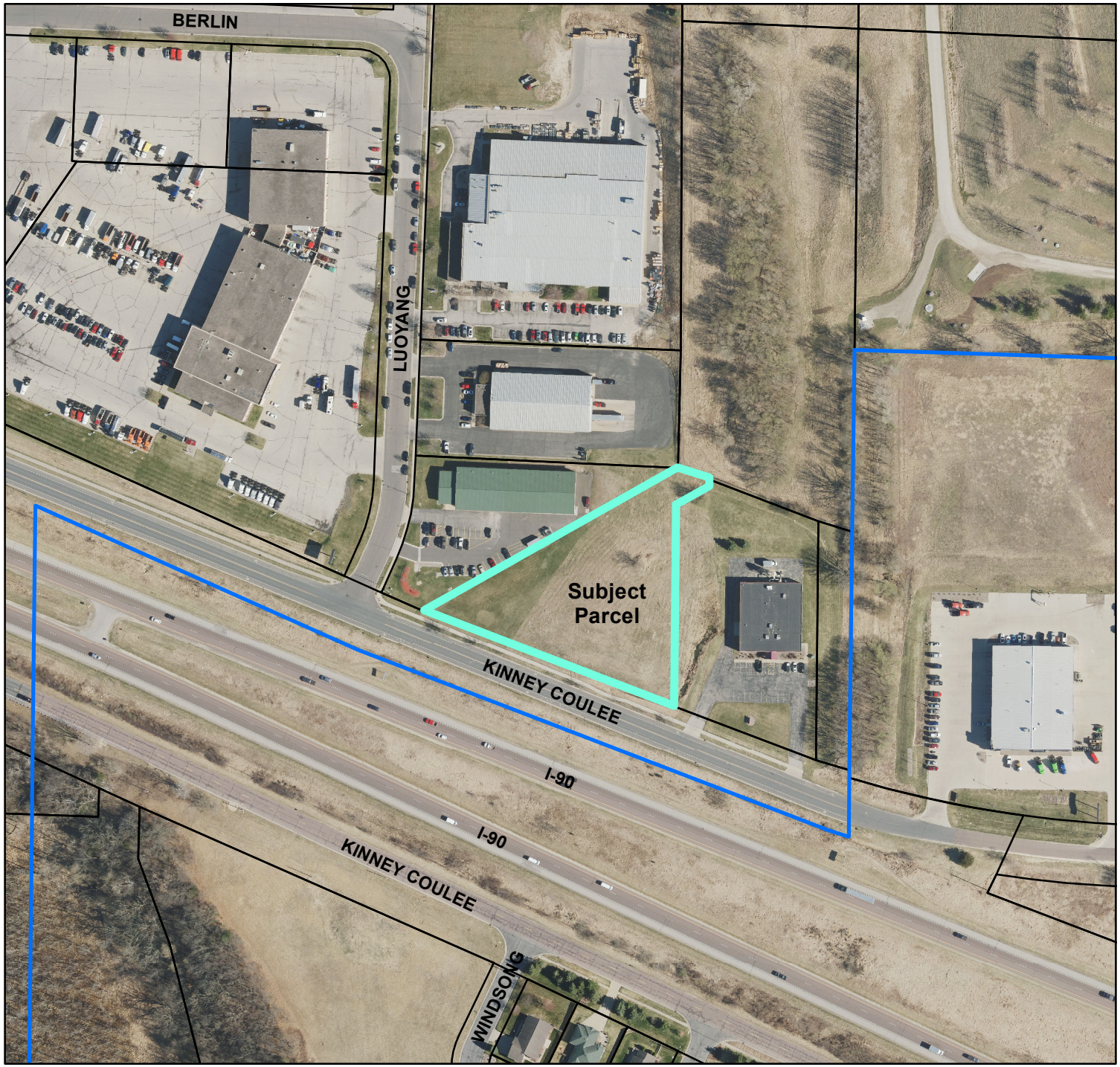
Although not included in the boundary of the International Business Park, this parcel is identified in district D-6, International Business Park in the Comprehensive Plan. Development in the industrial/business parks is encouraged in the Comprehensive Plan and this proposed use would be complementary to this area.

Staff Recommendation

Staff recommends approval contingent on a landscaping plan submitted and approved by Planning staff, and the applicant receiving the remaining required approvals from Engineering and Public Works, such as stormwater, utilities, parking, and lighting.

Routing

CPC Item Only



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

0 110 220 440 Feet

City of La Crosse Planning Department - 2025

PC 26-0003