

Agenda Item 23-1182 (Tim Acklin)

Application of Ironside Properties LLC for a Conditional Use Permit at 630 Fishermans Rd, allowing for an additional 22 self-storage units.

General Location

630 Fishermans Road, Council District 1, French Island, near the La Crosse Regional Airport.

Background Information

On 4/8/21, the Council approved a rezoning application from light industrial to heavy industrial and also Conditional Use Permit for self-storage for this development. The original application was for 30 units and the current plan is 52 units. Since this plan was approved two years ago, the developer has since redesigned his plan to better serve clientele with more midsize rather than larger units.

Recommendation of Other Boards and Commissions

Previous approval by the Council in 2021.

Consistency with Adopted Comprehensive Plan

The future Land Use of the 2023 Comprehensive Plan indicates Industrial is a Desired use.

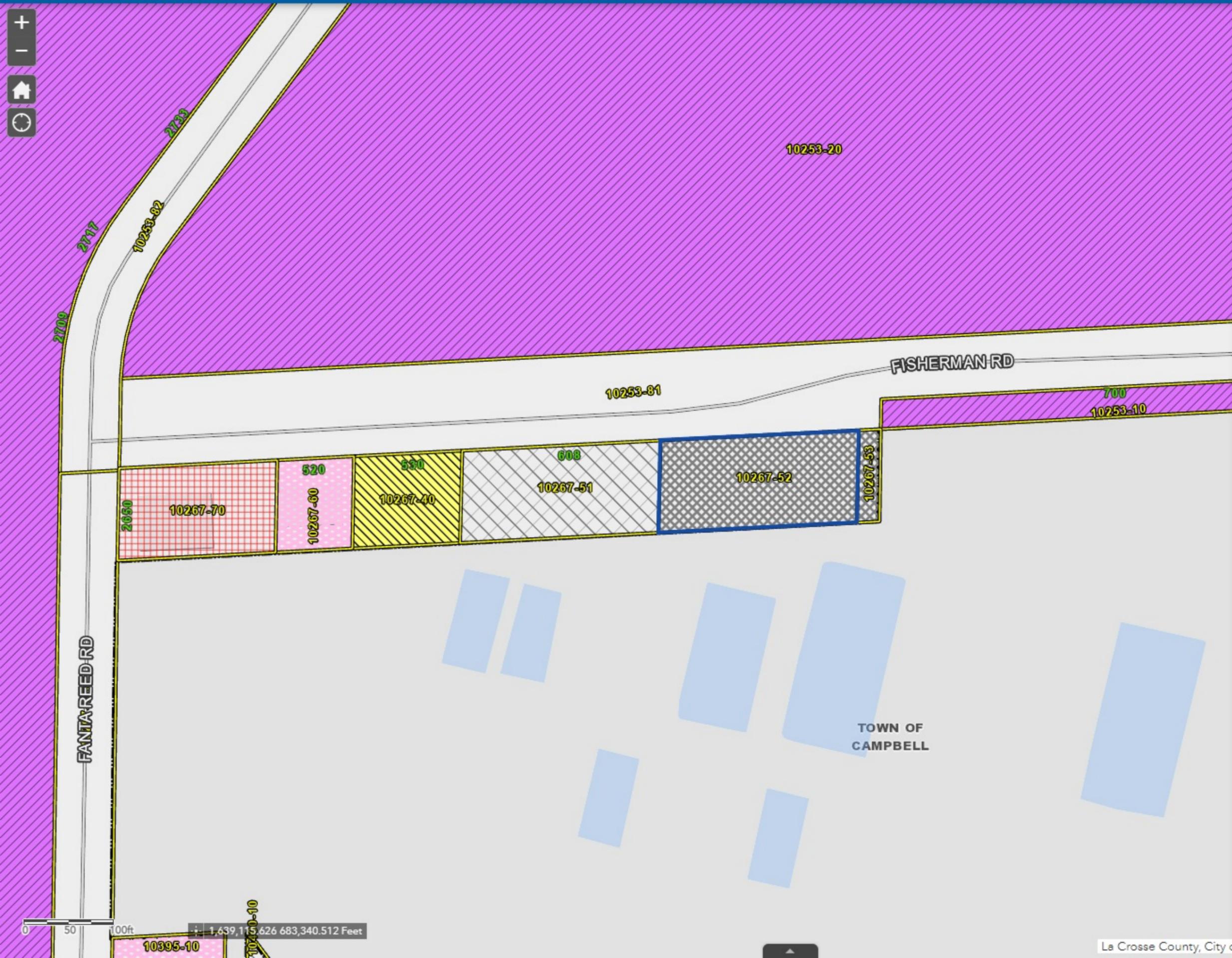
Staff Recommendation

Staff recommends approval.

Routing J&A 1.3.2023



Scale bar showing 0, 50, and 100 feet. Below the bar, the text reads: 1,639,154,168,683,340,512 Feet



Legend

Tax Parcels - Labels

Tax Parcels

Zoning

Zoning Information

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RESIDENTIAL
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTIPLE
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOPMENT
- TND - TRADITIONAL NEIGHBORHOOD DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC AND SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA

Parks and Recreation

Parks and Recreation

- Pools and Beaches
- Boat Launch
- Parks

Hospitals and Clinics

Medical Facilities

- Hospital Location

0 50 100ft 1,639,115.626 683,340.512 Feet