

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 28, 2014

➤ **AGENDA ITEM – PC2014-04-28-04**

AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinance of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Community Business District to allow property to be used as student housing at 400 4th St. N.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would transfer the property depicted on attached **MAP PC 2014-03-31-04** from the PS-Public/Semi Public District to the C3-Community Business District. The County of La Crosse currently has accepted a purchase offer for their administration building. If sold, the adaptive reuse of the building would be to multi-family dorm style housing to serve students. The sale of the building is contingent on the County being able to find a new location for their administrative services; currently they would like to purchase the Associated Bank Building. That sale is contingent on Associated being able to build, or be part of the development that will potentially take place on Lot C. The current purchase offer for the administration building is set to expire in May, 2014. The County has stated that this date will need to be renegotiated to October, 2014. If the sale of the building does not take place, the rezoning will not be needed.

Community Business will be the best classification for this re-zoning due to the location of the site in the downtown. However, our current code does not allow for residential on the first floor in this zoning district. In our upcoming Unified Development Ordinance (UDO) amendment, Community Business will allow for residential on the ground floor of a building in the downtown, not located within the historic core. The UDO is slated for adoption in July.

If this site is no longer the County Administration offices, it will be important for the property to come onto and stay on the tax roll. Having an immediate adaptive reuse of this property that will bring more students to live downtown and in close proximity to the colleges, as well as creating property tax revenue for the City is a great public benefit.

This site is located in the downtown district and off street parking is not required.

➤ **GENERAL LOCATION:**

The property is the County of La Crosse Administration Building located adjacent to and south of City Hall.

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

Referred for 30 days.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map depicts the land use designation for this site as Downtown. The Comprehensive Plan (Land Use Designation/Zoning District Compatibility Table) lists Community Business as an allowed use in the downtown and thus this rezoning is consistent.

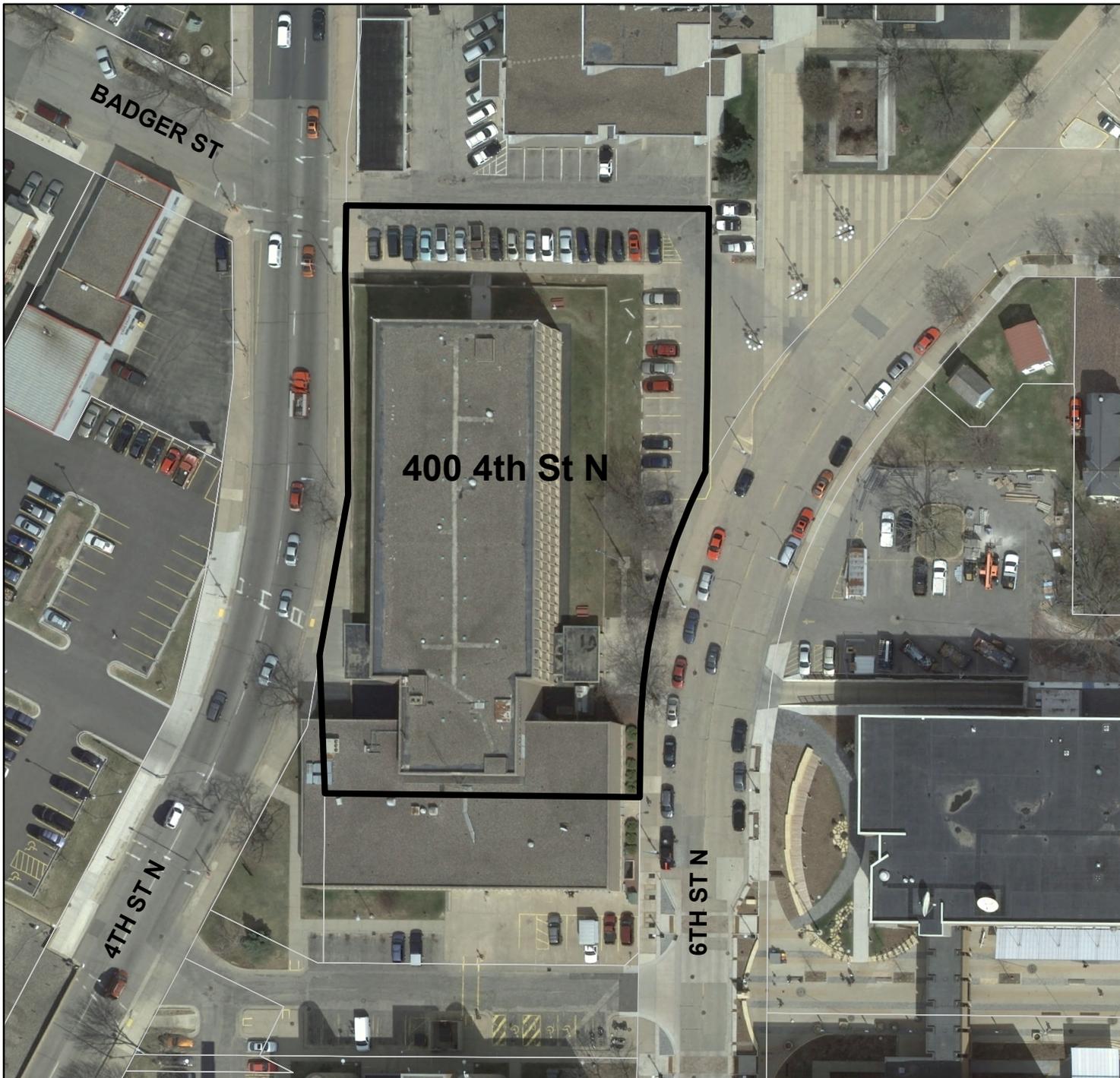
➤ **PLANNING RECOMMENDATION:**

Planning staff is in favor of this rezoning, under the new UDO to be adopted in July. The rezoning should proceed as a conditional zoning with an automatic repeal clause in the event that the sale of the property does not take place, then the zoning would automatically revert back to public/semi-public. A copy of a draft of an amended ordinance is attached as an exhibit for consideration. The City Attorney is reviewing this draft amended ordinance.

Staff recommendation is to proceed with the rezoning conditioned upon the occurrence of the following events that shall occur prior to December 1, 2014:

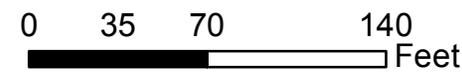
- 1) Adoption of the UDO to allow residential on the first floor of a property zoned Community Business that is not located in the historic core.
- 2) Sale of the property to Stizo Development LLC, for the use stipulated in this rezoning application.

Failure to satisfy both conditions shall render the conditional rezoning null and void.

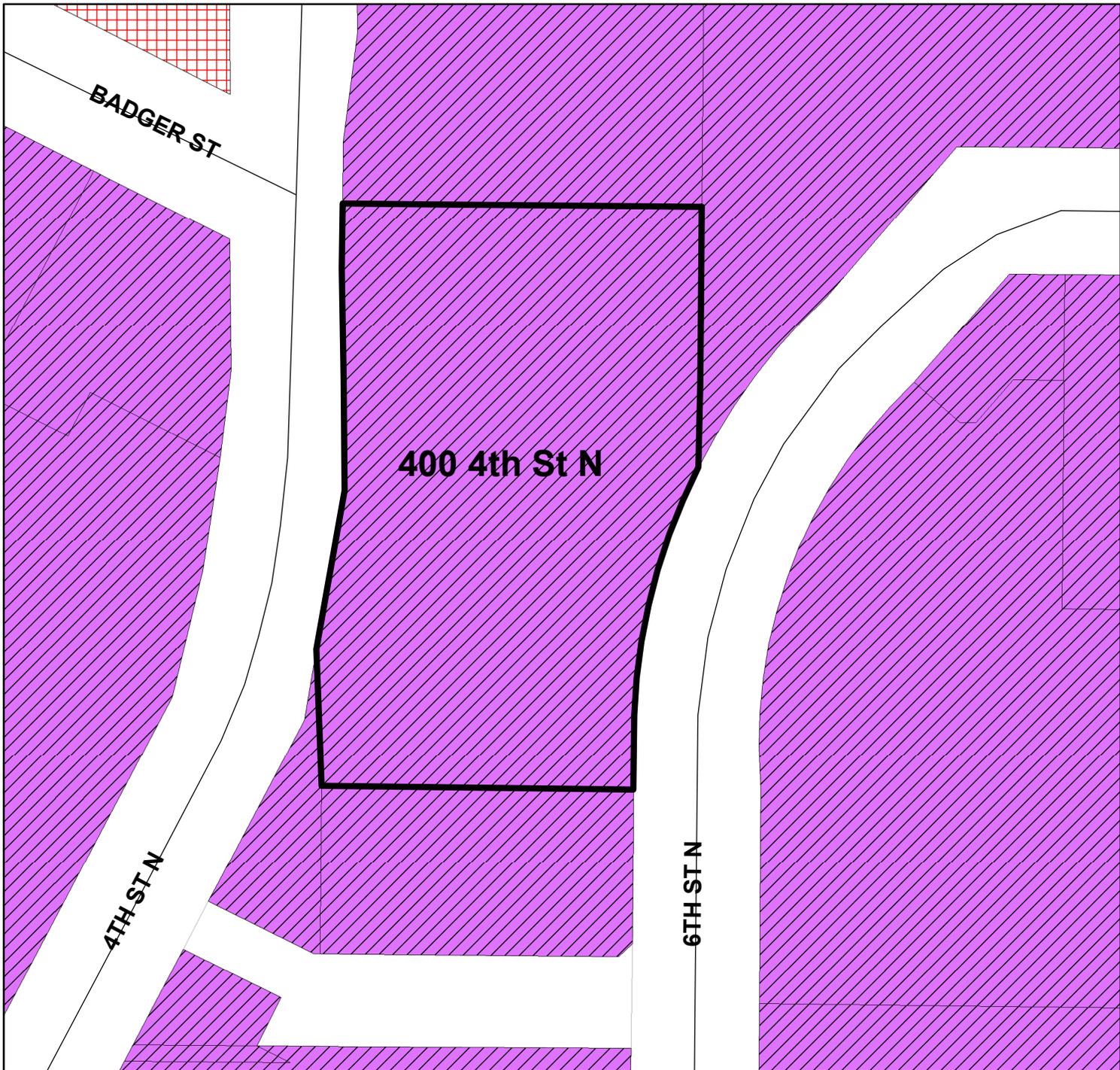


BASIC ZONING DISTRICTS

-  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

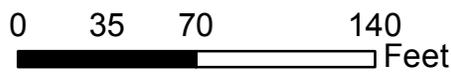


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