

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 3, 2017**

➤ **AGENDA ITEM - 17-0269 (Jason Gilman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Heavy Industrial District and Multiple Dwelling District to the Heavy Industrial District and Multiple Dwelling District allowing all parcels to have compatible zoning in order to reconfigure parcel lot lines at 1, 3, 5, 7, 9, 101 and 103 Buchner Place.

➤ **ROUTING:** J&A Committee, Public Hearing 4/4/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The Viner Family Limited Partnership is applying for rezoning at several properties the partnership recently listed for auction. The Viner Family's proposal for the auction was to divide the properties differently than they are currently configured, likely to promote a more logical sale configuration. The auction has been held and completed and now the partnership is cleaning up the configuration based on the legal descriptions of the parcels as they were listed in the auction.

Current zoning indicates Parcel A, the largest and northern most of the four parcels zoned M-2, Parcel B which currently is occupied by a 5 unit residential structure is zoned R-5, Parcel C is zoned R-5 and Parcel D is zoned partially M-2 and partially PD (Planned Development). The main conversion being requested is largely with parcels C and D, where the request is to change R-5 and PD to M-2 Industrial. Adjacent lands to the east are primarily M-2 and to the west, floodway. While this request is not consistent with the Comprehensive Plan, it is a reconfiguration of existing zoning, which is predominantly M-2. The owner/buyer should understand that the zoning change does not negate development prohibitions or restrictions from other legal limitations such as easements, floodplains, utilities, shoreline setbacks, soil conditions, environmental conditions, access requirements, etc.

It should also be noted that the current parking and access for the 5 unit residential building on parcel B is obtained from the private drive and "bulb" at the end of Buchner Place, which by this zoning request and subdivision will be on Parcel C. which is being proposed for Industrial use. The apartments access and service area (refuse dumpsters) are also located on the "bulb" which is being dissected from the primary parcel B and added to Parcel C, therefore easements must be recorded to allow for parking, access and service areas to remain within Parcel C for the 5 unit residential development on Parcel B. A preferred subdivision would accommodate the access and service area for the existing development on parcel B. There may be serious concerns

with the conversion of this land from residential to industrial, if access is restricted to the residential use for public safety by industrial use/staging/storage. The owner should indicate how this access will be preserved in light of this zoning request.

➤ **GENERAL LOCATION:**

1,3,5,7,9 Buchner Place, 101 and 103 Buchner Place-west of Copeland Avenue, at the west end of Buchner Place along the Black River.

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

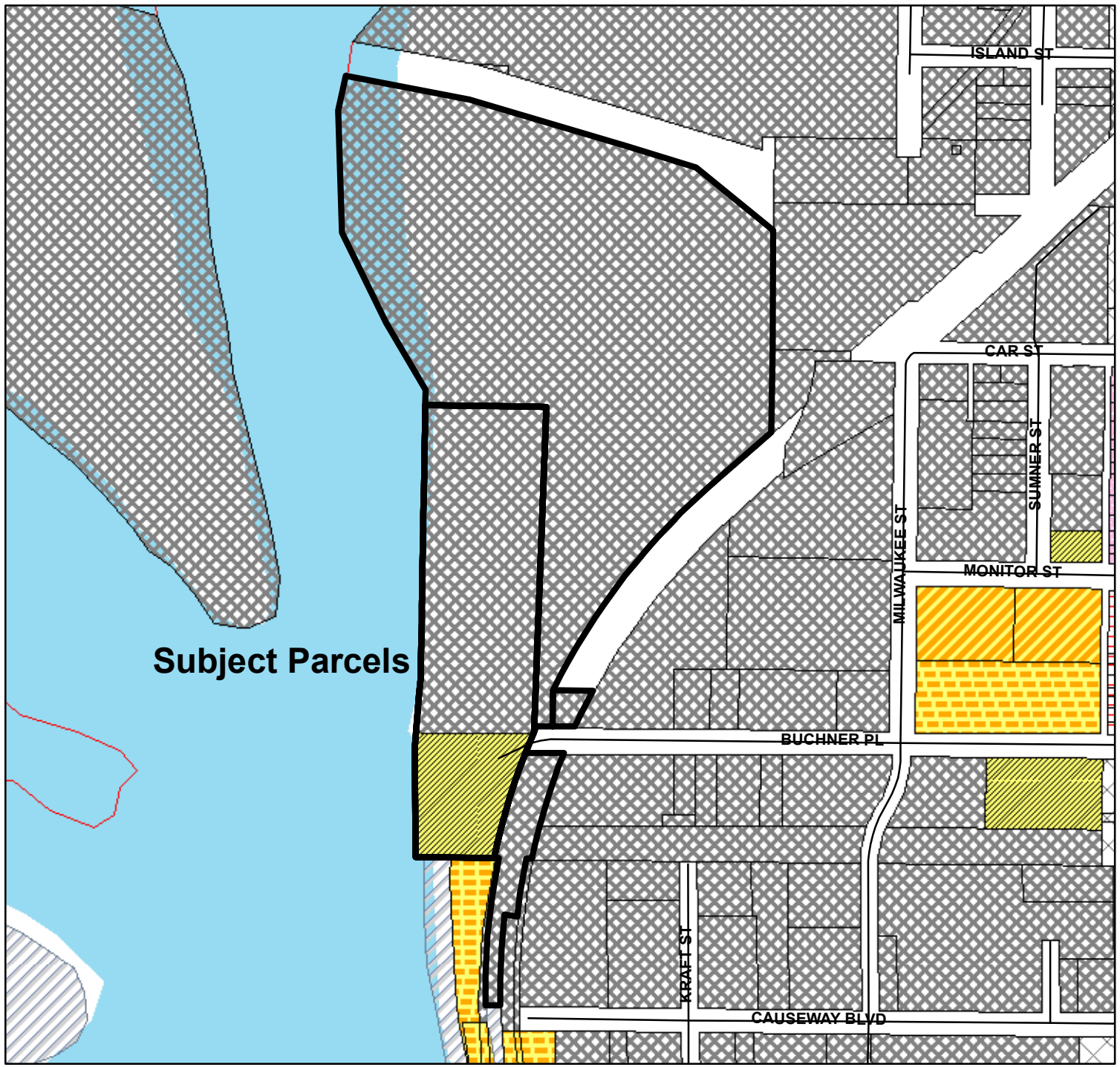
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is shown as Parks and Conservancy, Wooded and/or steep slope and General Industry on the City's Comprehensive Land Use Plan.

➤ **PLANNING RECOMMENDATION:**

While this request does not conform to the Parks and Conservancy recommendation of the City's land use plan, the Parks and Conservancy designation is typically made when private lands become public open space, and are transferred from private ownership to public ownership with due compensation as parks and conservancy zoning is more restrictive. Since this is largely a reconfiguration of existing zoning and does not establish a significantly new land use precedent, the Planning Department recommends approval of this ordinance. In the long term these parcels should be considered for acquisition or additional greenway easements in conformance with the recommendations of the City's Comprehensive Plan.



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

