

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 2, 2021

Ø **AGENDA ITEM – 21-1012 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public/Semi Public District to the Commercial District allowing for commercial purposes at 520 Veterans Memorial Dr. E.

Ø **ROUTING:** J&A 8.3.2021

Ø **BACKGROUND INFORMATION:**

The Parks, Recreation, and Forestry Department is requesting to rezone the property depicted on attached **MAP PC21-1012** from the PS-Public/Semi-Public zoning district to the C2-Commercial zoning district in order to use the former US Fish Control Lab as an event center and Airbnb. This proposed rezoning includes the creation of a new parcel around the building and detached garage and rezoning only that newly created parcel. The use of the building as an Airbnb is not permitted in PS-Public/Semi-Public zoning which necessitated the zoning change to C2-Commercial. This option was recommended and preferred by the City Attorney's Office in order to permit this use.

The Parks, Recreation, and Forestry Department put together, and sent out, an RFP to solicit proposals for the reuse of the building. The selected proposal was to use the building as wedding/event venue with a residential unit on the second floor that could be used as part of the events or as a separate Airbnb. The adjacent parking lot would be converted into an outdoor reception area and beer garden.

Ø **GENERAL LOCATION:**

Newly created lot around the US Fish Control Lab building. See attached Certified Survey Map and/or **MAP PC21-1012**.

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

N/A

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This property is depicted as public and semi-public in the Future Land Use Map of the Comprehensive Plan. This rezoning would not be consistent with this category.

Ø **PLANNING RECOMMENDATION:**

While the rezoning of a newly created parcel in an existing park to commercial is not ideal from a planning and land use perspective, staff is confident that the Board of Park Commissioners and the Common Council would prohibit a use on this parcel that would not be compatible with the surrounding uses. As municipalities are looking for other ways to generate revenue, this proposal allows for the City to do that as well as restore a historic

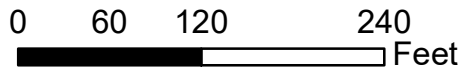
building. **This item is recommended for approval.**

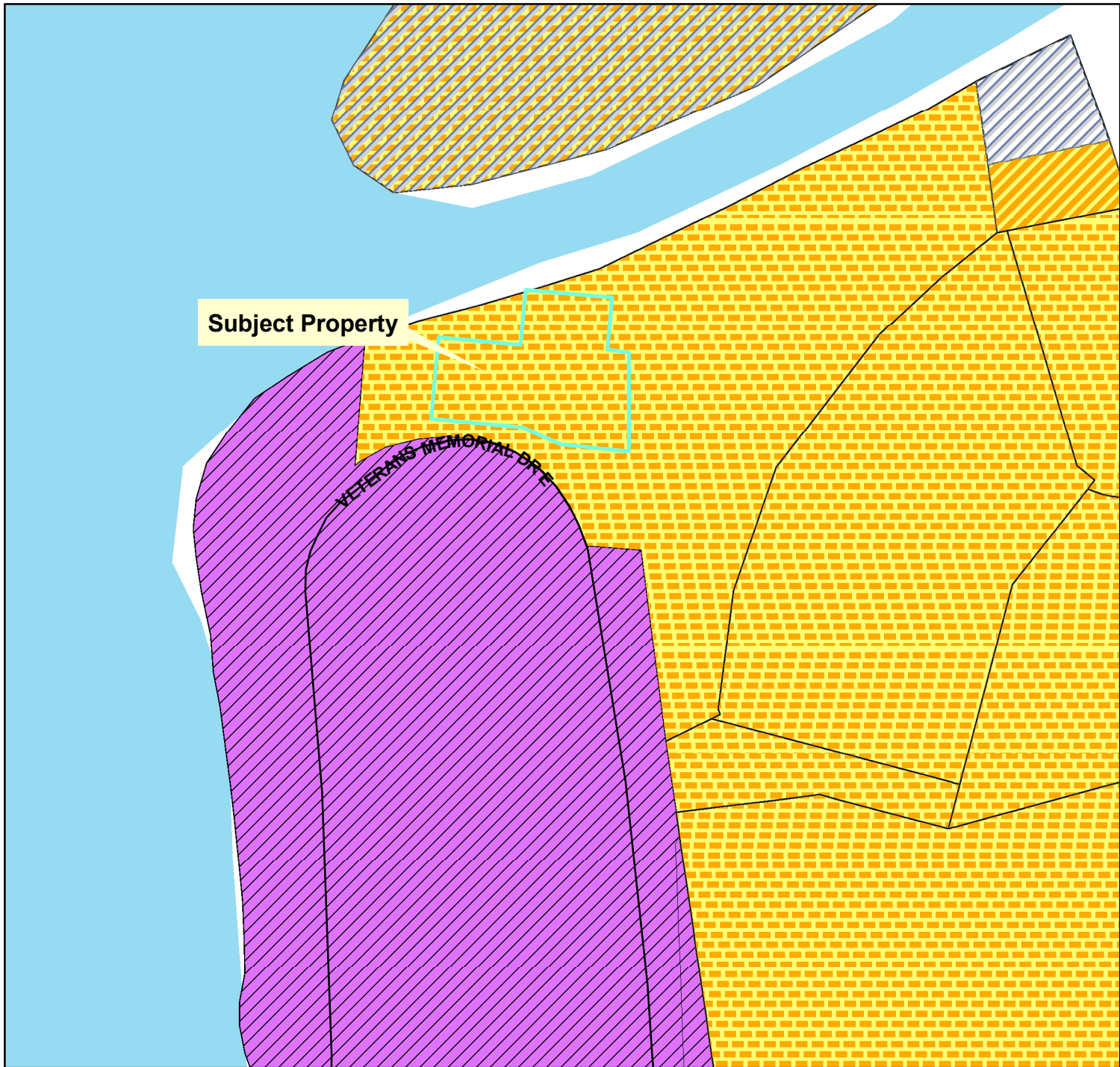


Subject Property

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





Subject Property

VETERANS MEMORIAL DR

BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
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