

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
June 1, 2015**

➤ **AGENDA ITEM – 15-0554 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Commercial District to the Planned Development District - Specific at 333 Buchner Place allowing for first floor mixed use of office and ADA compliant apartments.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC15-0554** from the C2-Commercial to the Planned Development District-Specific. The existing 3-story, mixed use building is used for offices and classrooms on the 1<sup>st</sup> floor and residential apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The owner of the building would like to lease a vacant portion of the 1<sup>st</sup> floor for office space and ADA compliant apartments for its clients. Current zoning does not permit residential on the 1<sup>st</sup> floor. Rezoning the property to Planned Development District is the only solution for the owner.

➤ **GENERAL LOCATION:**

333 Buchner Place

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The proposed rezoning is consistent with the Future Land Use Map in the Comprehensive Plan. This parcel is designated as High Intensity Retail, Office, or Housing.

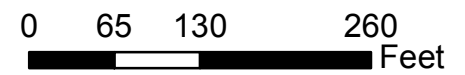
➤ **PLANNING RECOMMENDATION:**

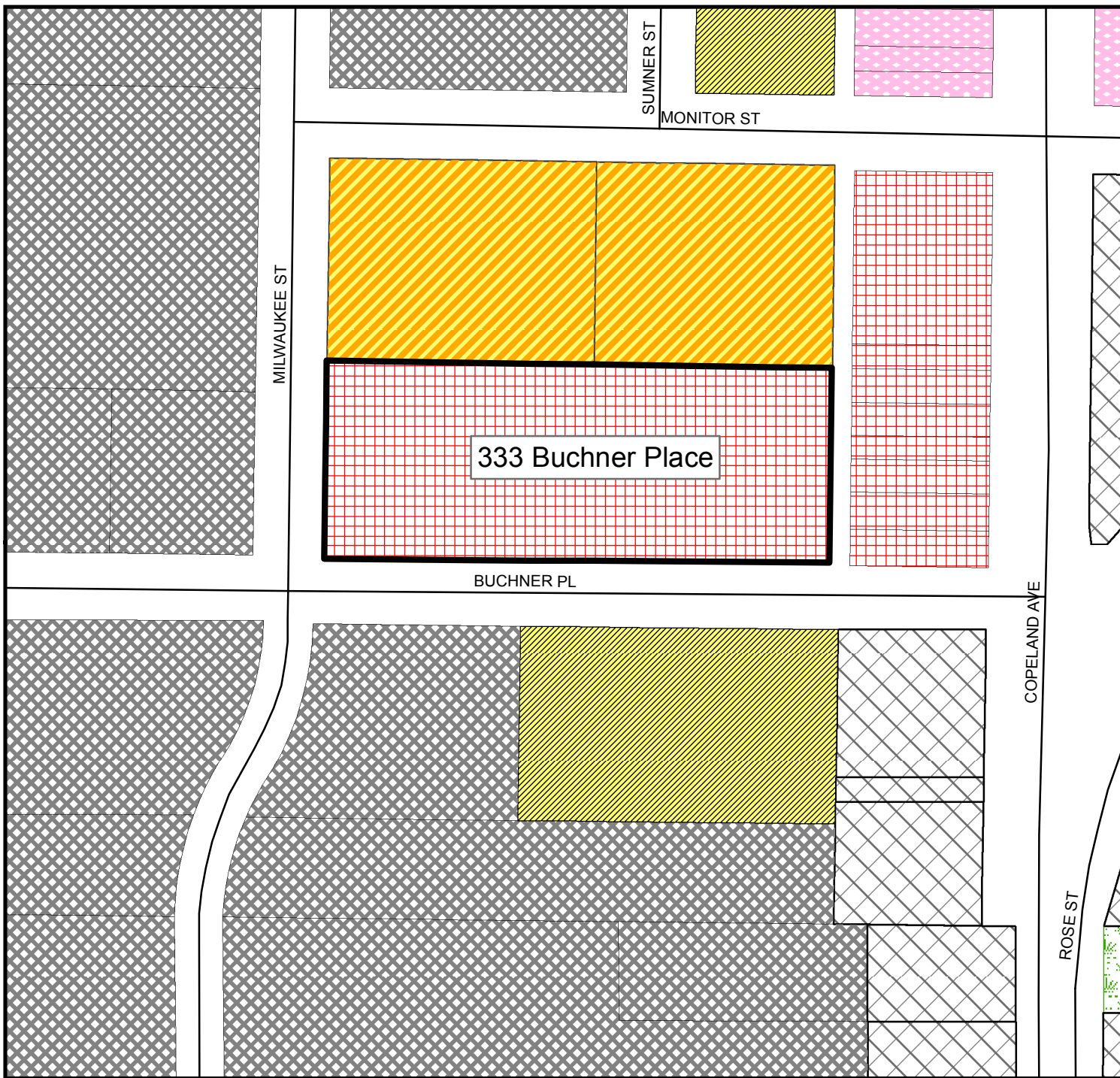
Staff does not feel that the proposed rezoning and the additional office and residential spaces will be detrimental to surrounding uses. The existing building is already home to residential, office space, and a school. Surrounding uses include office space, residential, and industrial. **This Ordinance is recommended for approval.**



# 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
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