

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 30, 2017**

➤ **AGENDA ITEM – 17-1457 (Andrea Schnick)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Residence District to the Heavy Industrial District at 3302 Commerce Street allowing for additional parking for future growth of Dura Tech Industries, Inc.

➤ **ROUTING:** J&A, Public Hearing 10/31/17 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

DuraTech is currently undergoing a \$7.5M redevelopment project which will significantly add to their current building and will also create new jobs. They recently purchased a neighboring property with the intention of tearing down the residence and using it as parking to accommodate their business expansion. The property is zoned R-2 and is assessed at \$122,500. The owner is requesting it to be rezoned to Heavy Industrial in order to combine the lot with the existing DuraTech facility. A plan of their proposed parking area is attached to the Legislation.

All other properties on this side of the street are zone Heavy or Light Industrial.

➤ **GENERAL LOCATION:**

On Commerce Street near the Interstate Industrial Park as depicted on **MAP PC17-1457**

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**











The Comprehensive Plan's Future Land Use Map plans for this site to be General Industry. Therefore, the rezoning is consistent with the Comprehensive Plan.

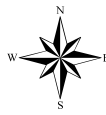
➤ **PLANNING RECOMMENDATION:**

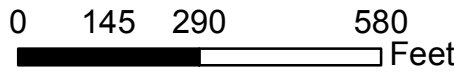
Planning recommends approval. An amendment to the covenants of the Interstate Industrial Park will need to be made to combine this lot with the existing facility.



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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