

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 28, 2021**

Ø AGENDA ITEM – 21-0852 (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 Single Family Dwelling District to the Light Industrial District allowing for a garage or retail space at 1720 16th St S.

Ø ROUTING: J&A 6.29.21

Ø BACKGROUND INFORMATION:

The applicant (Kratt Lumber) is requesting to rezone the property depicted on attached MAP PC21-0852 from the R1-Singel Family District to the M1-Light Industrial District so they can combine it with their main parcel immediately to the north. This will allow them to move forward with redevelopment of their entire facility. The current use of the parcel is a surface, gravel parking lot and has been used as such since 1948.

The applicant’s long-term goal is to demolish all of their main structures and replace them with new buildings that include a larger show room, offices, and a better use of space for lumber storage. As part of the redevelopment the subject parcel would be used for parking and a detached garage, or for the company’s offices.



Ø GENERAL LOCATION:

1720 16th Street S. Just south of Green Bay Street and north of Hyde Ave.

Ø RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:

N/A

Ø CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:


















The Future Land Use Map depicts this parcel as Single Family Housing, which makes this zoning request not consistent with the Comprehensive Plan.

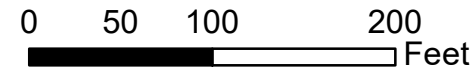
Ø **PLANNING RECOMMENDATION:**

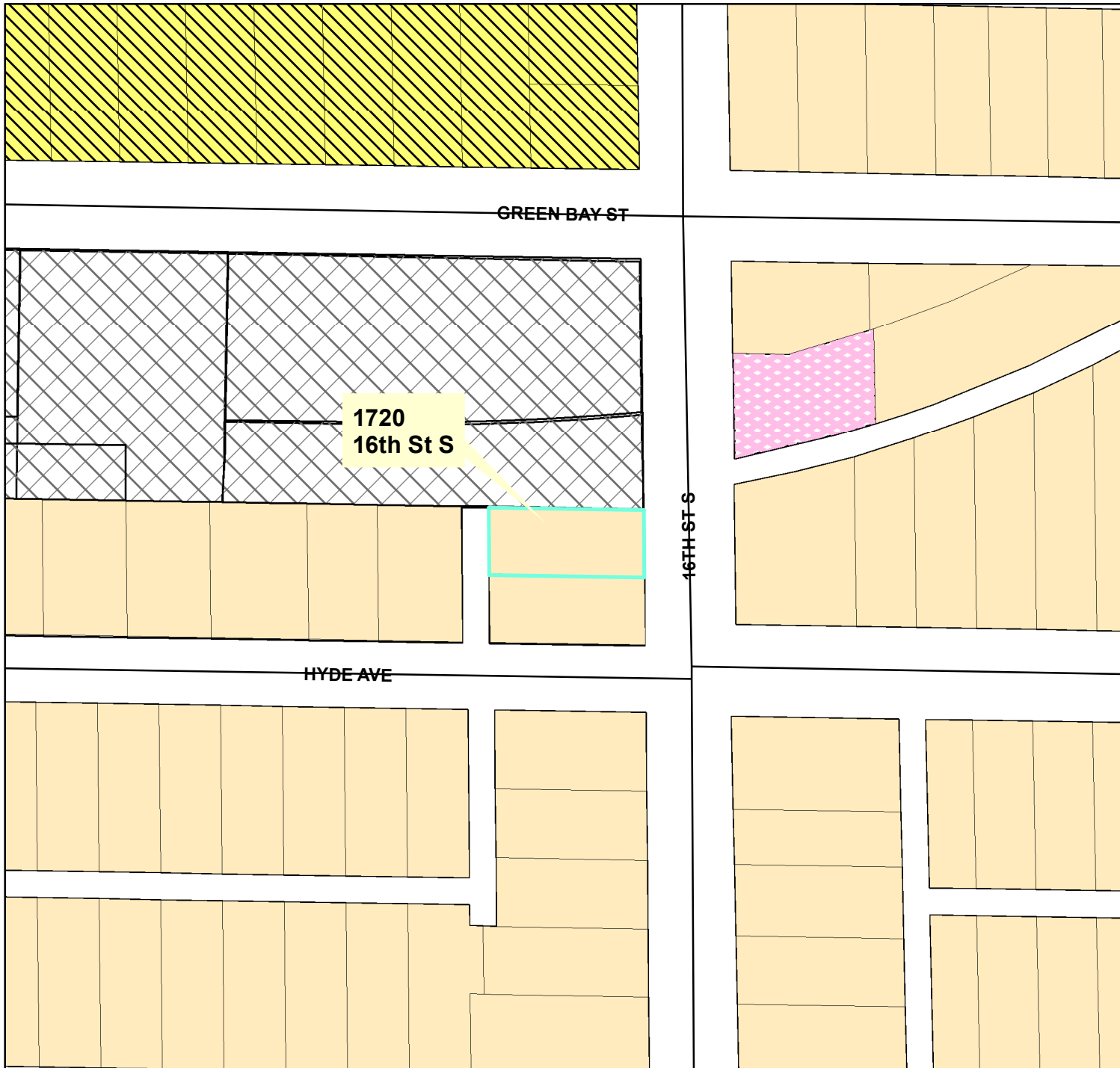
Kratt Lumber has been at this location for nearly 75 years and has used this lot for surface parking for this same length of time. A single-family home has never been constructed on this lot. The applicant has a plan for a long-term commitment to stay at this location and make improvements to their facility. **This item 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
-  EA - EXCLUSIVE AG
-  City Limits
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