

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
October 4, 2021**

➤ **AGENDA ITEM – 21-1291 (Andrea Trane)**

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 to the Commercial District allowing for apartments at 2967 Airport Rd.

➤ **ROUTING:** J&A 10.5.21

➤ **BACKGROUND INFORMATION:**

The current owner of this property was recently made aware of the non-conforming use of the apartments with the current zoning. In Heavy Industrial zoning, an apartment is allowed for the watchman's quarters for the caretaker/foreman of the businesses, which was the intent of the first apartment in 2004/2005. The second apartment was constructed without a permit by the previous owner of the property. However, the current apartments are occupied by tenants not affiliated with the businesses. Therefore, the current zoning does not allow for the existing apartments and a rezoning would be required to keep the two apartments and allow for their current use.

Many of the current businesses in the Industrial Park are occupied by uses compatible with Commercial zoning. Rezoning to commercial would still allow for future compatible uses in the Industrial Park but may be more restrictive for use of the property if there were to be a proposed industrial use in the future.

There is not current contamination identified at this site according to the Wisconsin Department of Natural Resources, nor at any of the other sites in this Industrial Park.

According to the 2011 La Crosse Municipal Airport Land Use Plan: "Residential developments within the airport overlay zoning district should be planned and designed carefully. Safety issues related to concentrations of people and potential noise impacts need to be evaluated when considering development of single- or multi-family housing and manufactured housing parks. Best management practices include enhanced construction techniques such as additional insulation for roofs and walls; sound-deadening windows; and heating, ventilation, and air conditioning systems". Since a permit was not issued for the construction of the apartment, it is unclear if these considerations were made.

➤ **GENERAL LOCATION:**

Airport Industrial Park, Council District 1.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Future Land Use in the Comprehensive Plan is GI – General Industry. “This category includes industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, outdoor truck parking, power plants and sewage treatment plants.” This is also the Future Land Use of all other parcels in the Airport Industrial Park.

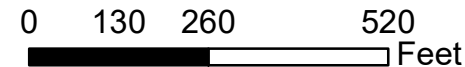
➤ **PLANNING RECOMMENDATION:**

This Ordinance amendment is recommended to be **DENIED**. The current business use is compatible with Commercial rezoning, but the residential units are not. In keeping with the intent of the Industrial Park and commitment to manufacturing and heavy industry in the Comprehensive Plan, staff recommendation is to maintain the current Heavy Industrial zoning.



# 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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