

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
May 1, 2017**

➤ **AGENDA ITEM – 17-0441 (Jason Gilman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling and Heavy Industrial District to the Multiple Dwelling District allowing parcels to have compatible zoning in order to reconfigure parcel lot lines at 9 and 103 Buchner Pl (Parcel C - Viner Property).

➤ **ROUTING:** J&A Committee, Public Hearing 5/2/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The Viner Family Limited Partnership has applied for rezoning at several properties the partnership recently listed for auction. The original Viner Family's proposal for the auction was to divide the properties differently than they are currently configured resulting in parcel C dividing a portion of the parcel north of it, having the existing residential development. The auction has been held and Parcel C as it is shown on the latest petition, has been consolidated.

Current zoning indicates Parcel C at 9 and 103 Buchner Place is zoned R-5 and M-2, but due to the parcel configuration resulting from the auction, the owner wishes to redefine the residential parcel and zone it accordingly to R-5. The owner/buyer should understand that the zoning change does not negate development prohibitions or restrictions from other legal limitations such as easements, floodplains, utilities, shoreline setbacks, soil conditions, environmental conditions, access requirements, etc.

It was noted at the April Plan Commission meeting, a preferred subdivision should accommodate the access and service area for the existing development on the same parcel as the principal existing residential use, which is being facilitated by this petition.

➤ **GENERAL LOCATION:**

9 and 103 Buchner Place, -west of Copeland Avenue, at the west end of Buchner Place along the Black River.

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

The Planning Commission expressed concern about industrial zoning of this parcel and recommended this parcel for the residential zoning proposed in this application at their April meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This area is shown as Parks and Conservancy, Wooded and/or steep slope and General Industry on the City's Comprehensive Land Use Plan.

➤ **PLANNING RECOMMENDATION:**
























**While this request does not conform to the Parks and Conservancy recommendation of the City's land use plan, the Parks and Conservancy designation is typically made when private lands become public open space, and are transferred from private ownership to public ownership with due compensation as parks and conservancy zoning is more restrictive. Since this is largely a reconfiguration of existing zoning and does not establish a significantly new land use precedent, the Planning Department recommends approval of this ordinance with the following conditions:**

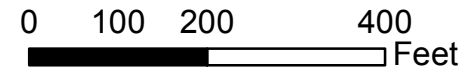
- 1. The legal description be properly reviewed for conformance with the attached Plat of Survey and matching legal description for the intended zoning.**
- 2. Verification be made by the surveyor that no remnant or un-zoned portions of parcels remain.**

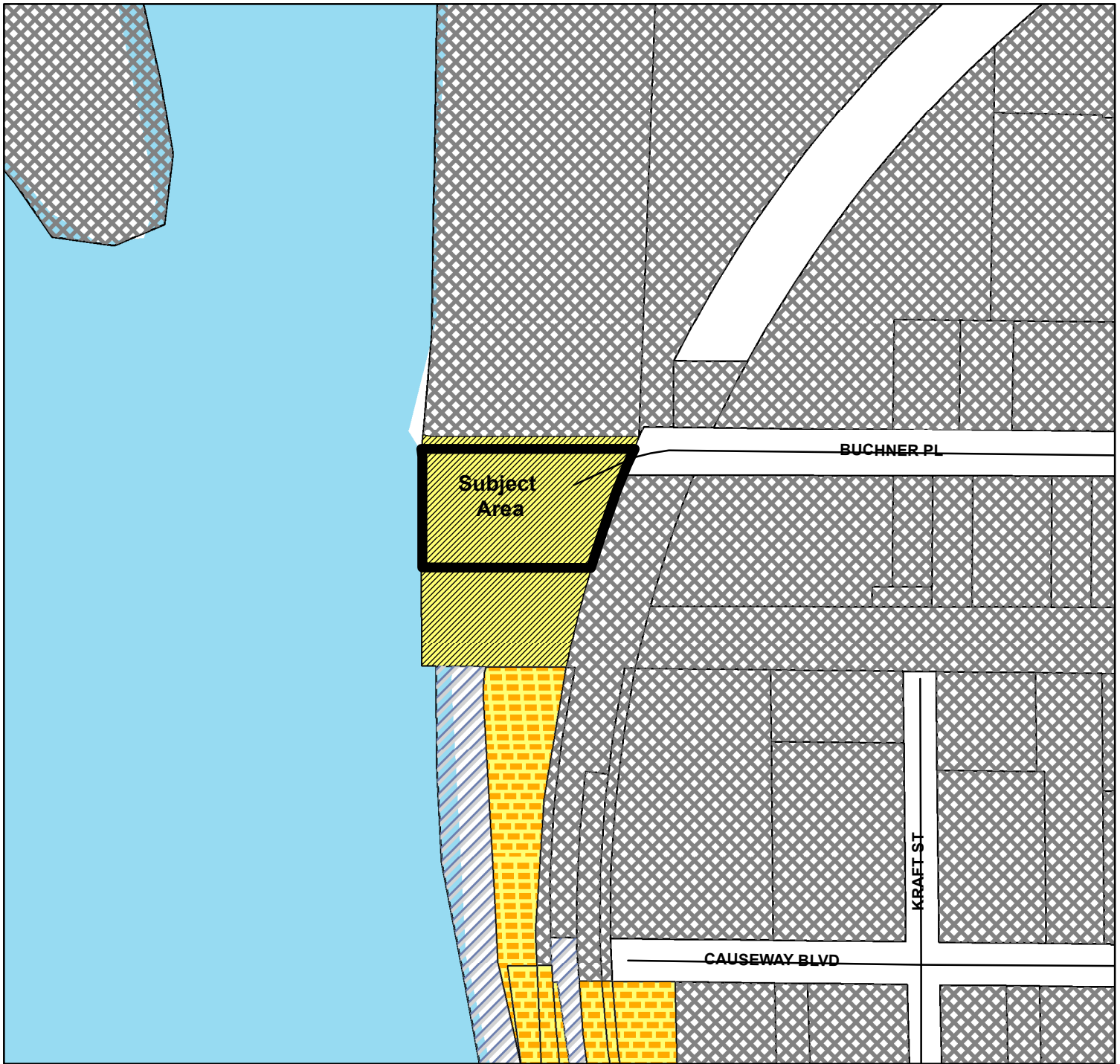
**In the long term these parcels should be considered for acquisition or additional greenway easements in conformance with the recommendations of the City's Comprehensive Plan.**



# 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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