

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 29, 2014**

➤ **AGENDA ITEM – PC2014-09-29-10 (Amy Peterson)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public/Semi-Public District to the Commercial Business District at 315 State Street allowing for mixed use development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the properties depicted on attached **MAP PC 2014-09-029-10** from the Public/Semi-Public District to the Commercial Business District. This site is currently paved and used for parking by La Crosse County. The proposed sale of this property is contingent on a number of other factors in the County's effort to move out of their current Administrative Building and allow for development of this City lot. The proposed development is mixed use that includes housing above the first floor and commercial including, but not limited to a financial institution, restaurants, retail, personal business services and professional offices. The development will also include some parking and public open space.

➤ **GENERAL LOCATION:**

La Crosse County's parking lot C, between 3rd and 4th Streets and State and Vine Streets.

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

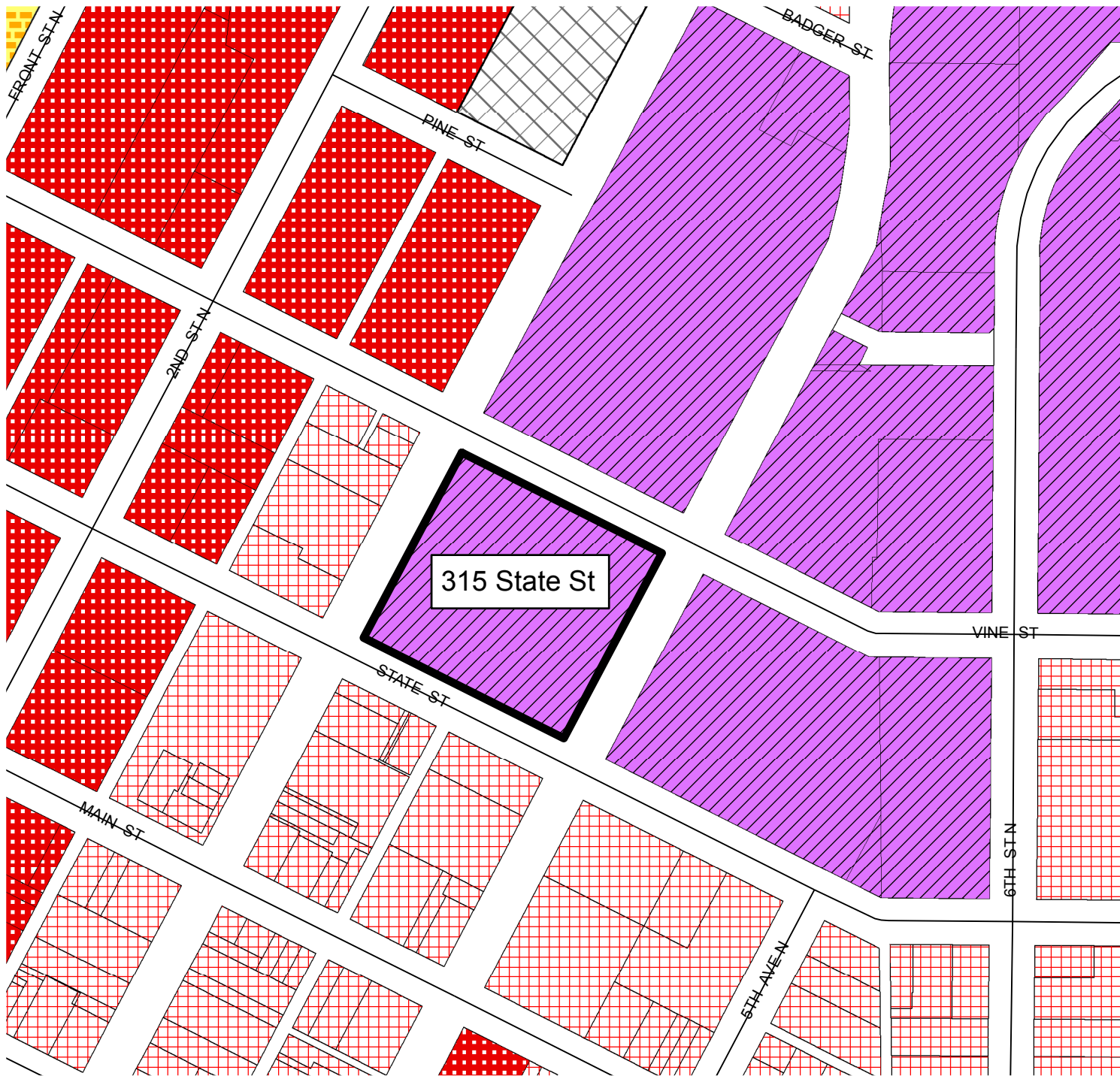
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This rezoning and the proposed development are consistent with the City's Future Land Use Plan and the vision for downtown.

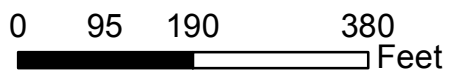
➤ **PLANNING RECOMMENDATION:**

Planning staff is in favor of this rezoning. If this development moves forward it will be a great asset to downtown. Staff recommends that any rezoning proceed with an automatic repeal clause in the event that the sale of the property does not take place. The zoning would automatically revert back to public/semi-public. Staff recommendation is to approve with a repeal date of December 31, 2014. **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
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





315 State St

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