

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 29, 2021**

➤ **AGENDA ITEM – 21-1583 (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 Conservancy District to the Planned Development District - Specific allowing vacant Outlot (portion of 17-10687-270 Berlin Drive) to be combined with Lot 4 in the International Business Park making it more viable for development.

➤ **ROUTING:** J&A 11302.21

➤ **BACKGROUND INFORMATION:**

Building plans for the relocation of Heavenly Crossroads was approved by the Plan Commission on 8/30/21 (#21-1252). However, in final approves it was noted that the Hwy 16 setback by the DOT would not allow them to build as planned as some of the project would be in that setback. The City asked the DOT to make an adjustment to the setback requirement to allow this but that request was denied. Therefore, staff has been working with the potential developer to use a portion of the neighboring outlot to add to the property to be able to complete the building as designed. The outlot is zoned Conservancy. To be combined with the existing lot, the zoning for the two parcels needs to be the same.

➤ **GENERAL LOCATION:**

Portion of outlot 1, west of Lot 4 in the International Business Park. Berlin Drive, Council District #2.

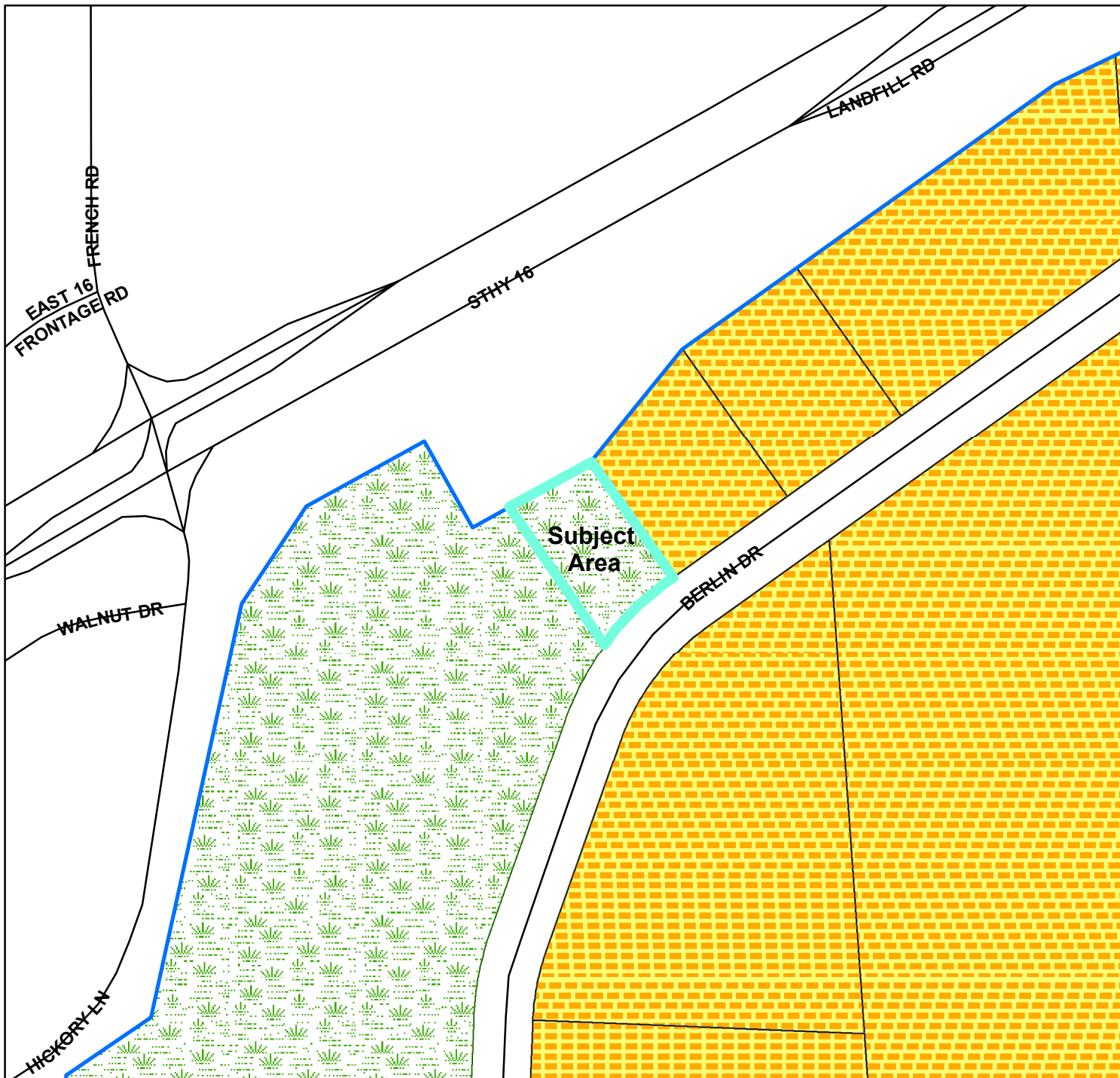
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Development in the Industrial Parks is encouraged in the Comprehensive Plan.

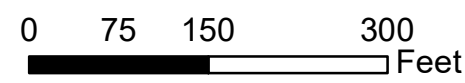
➤ **PLANNING RECOMMENDATION:**

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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