

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 27, 2017**

➤ **AGENDA ITEM - 17-0161 (Lewis Kuhlman)**

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 District to the Public/Semi-Public District allowing the combining of parcels and construction of a storage building at 1710 Losey Blvd., 2300 Green Bay St. and 2310 Green Bay St.

➤ **ROUTING:** J&A Committee, Public Hearing 2/28/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

On a little over an acre of land, these three parcels contain a fire station, its parking lot, and an inactive well house. The intent of the rezoning is to construct a storage facility on the site, which is not allowed in its current zoning district. Additionally, the lot combination would allow applicant to move the lot lines so the fire station and new storage building are not over the boundaries.

➤ **GENERAL LOCATION:**

The corner of Losey Blvd. and Green Bay St.; across from Central HS, a strip mall, and dentist; and adjacent to the former Navy Reserve site, as depicted in MAP 17-0161

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

The Design Review Committee approved the site plan.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

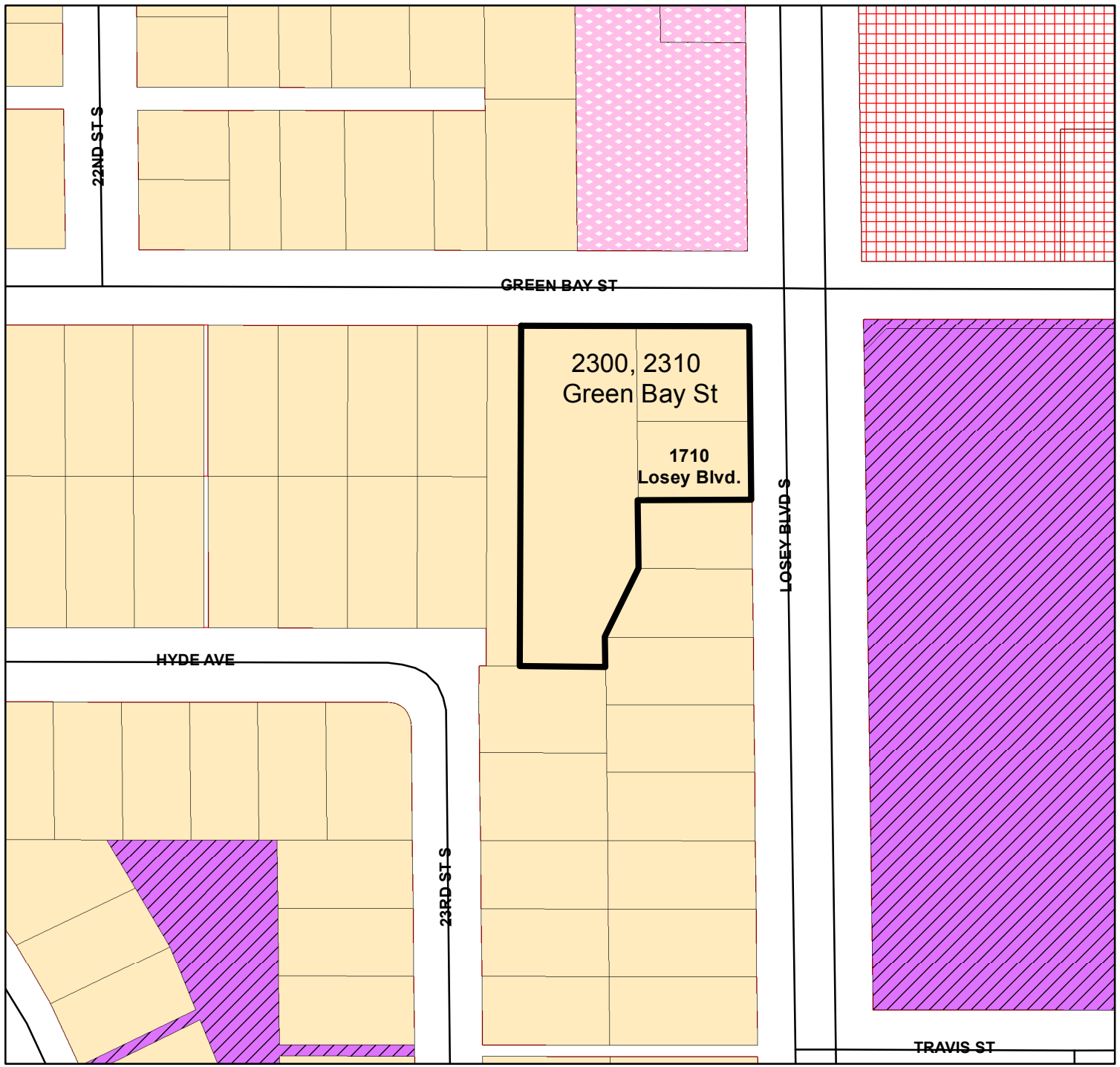
The Future Land Use Map has indicated that this parcel be Public/Semi-Public, which would include fire stations. It has the potential to go against land use objective 7 to improve land use compatibility due to its size and scale compared to adjacent houses.

➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval of this ordinance on two conditions:

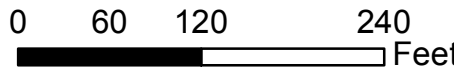
- 1) Screen the parking lot from the memorial according to Sec. 115-553(i)**
- 2) Screen the storage facility similar to screening for the parking lot.**

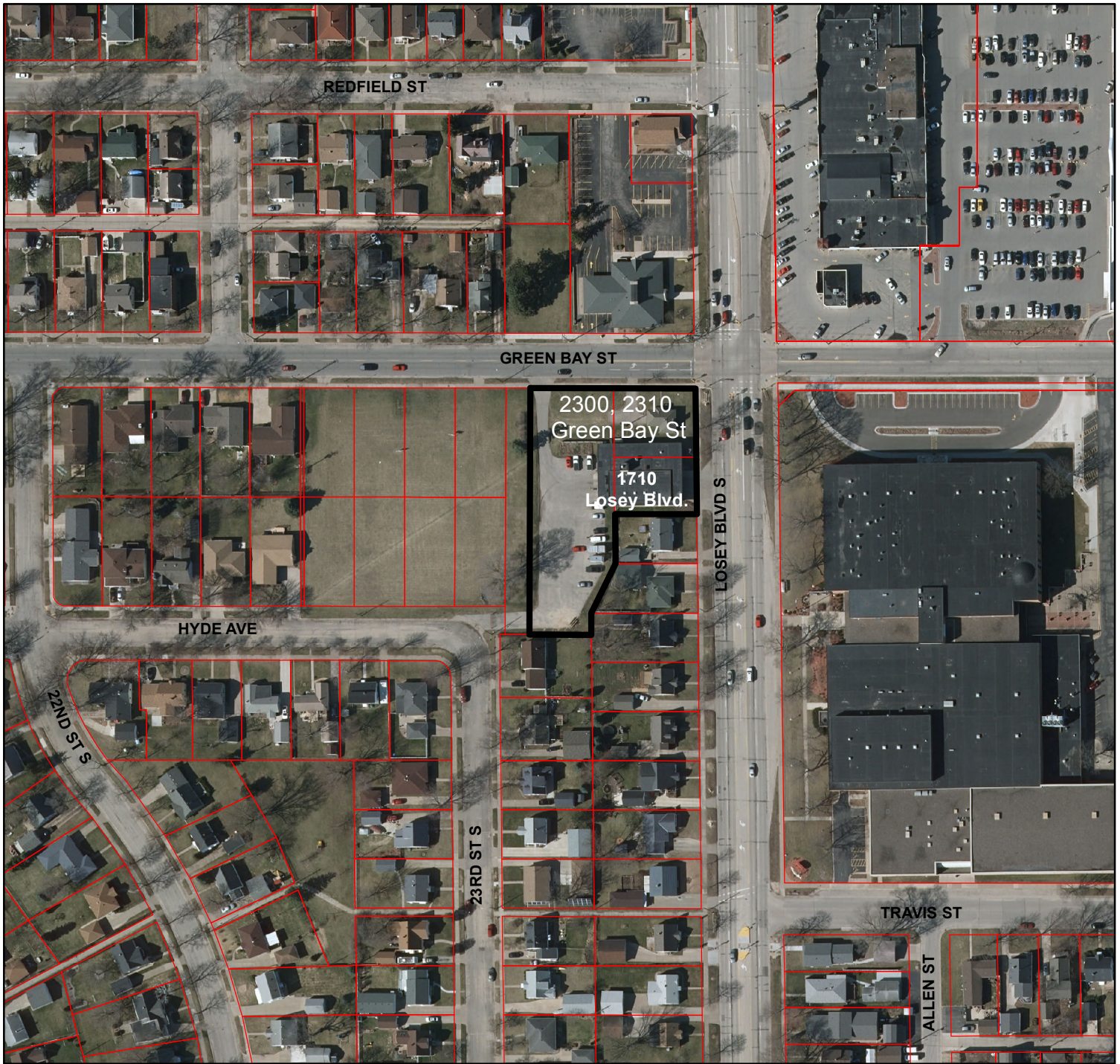
While the new zoning allows for the construction the storage facility, the building may be out of scale with the surrounding residences and memorial site. Screening may help to create a pleasant buffer between future residences and memorial and the fire dept.


























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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