

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 4, 2018**

➤ **AGENDA ITEM – 18-0686 (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 Local Business District to the Light Industrial District allowing combining of lots with adjacent parcel and business expansion at 812 and 814 Copeland Avenue.

➤ **ROUTING:** J&A, Public Hearing 6/5/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

812 & 814 Copeland Ave are zoned for local business, but their buildings are residential in appearance. Rezoning is necessary because warehouses and storage yards are not permitted in the Local Business District. While the lots are currently being used for outdoor storage, the plan is to combine them for a new building, which would have to meet the City's design standards. The lots are each 3,572 sq. ft. for a total area of 7,144 sq. ft. While neither zoning district has a minimum lot size, the lot combination and new building would likely increase the land and improvement value, respectively.

➤ **GENERAL LOCATION:**

Lower North Side/Depot Neighborhood, across Copland Ave. from Loggers' Field as depicted in Map18-0686.

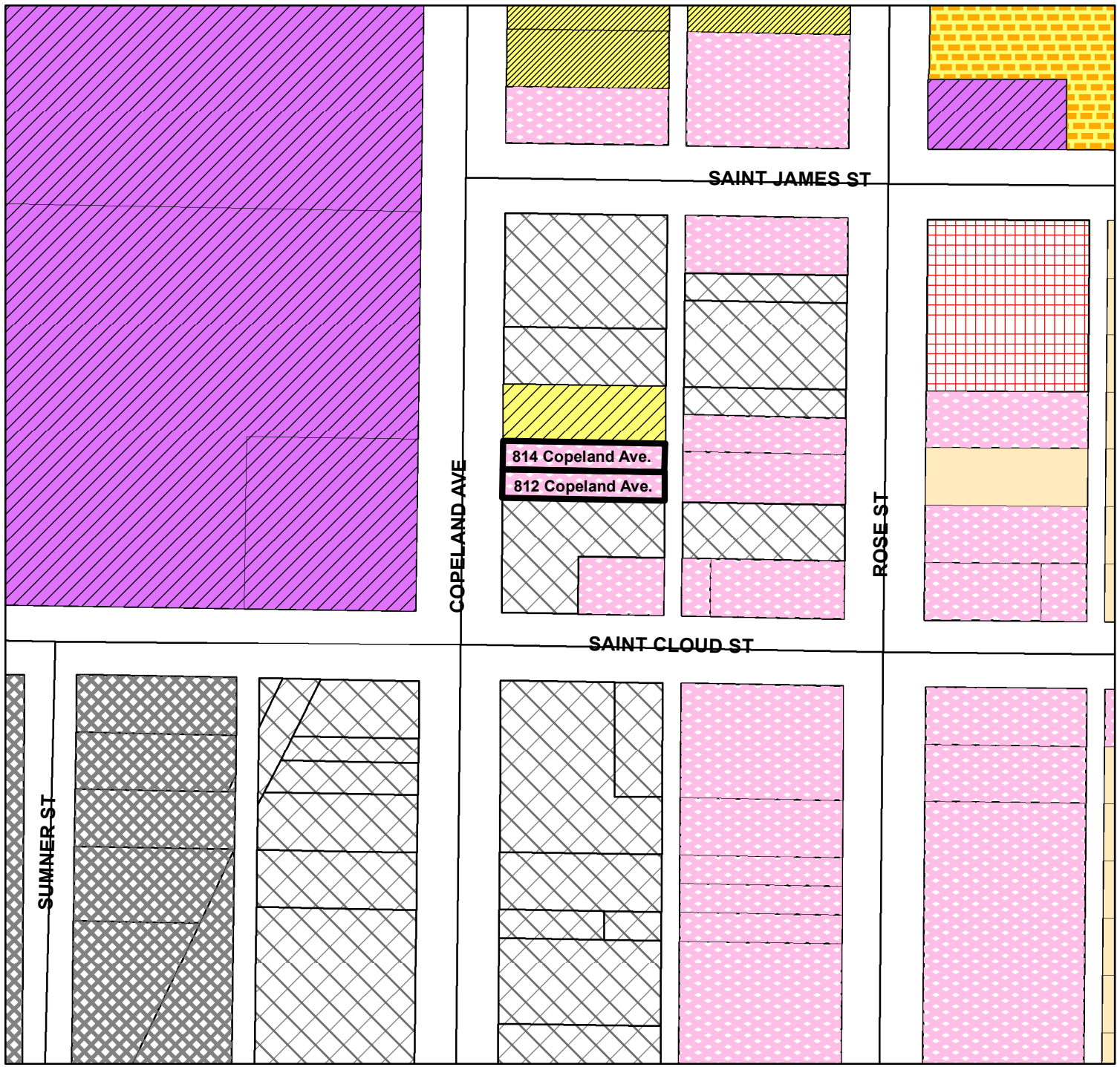
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows the parcels as High Intensity Retail, Office, or Housing. Applicable land use objectives would include targeted redevelopment, enhancing commercial corridors, and improving land use capability.

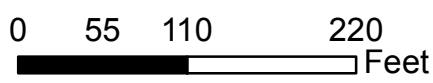
➤ **PLANNING RECOMMENDATION:**

Approval on the condition of meeting commercial design standards –Staff is confident that with the use of the City's design standards, any expansion could have a net positive impact on the public-facing experience of the parcel. However, we need to be wary of size and scale of industrial uses outside of industrial parks. Large industrial structures may create barriers for residents and would be especially detrimental adjacent to a park.


























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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