

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 2, 2014**

➤ **AGENDA ITEM – PC2014-06-02-10**

AN ORDINANCE to amend Subsection 15.44(E)(4) of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial Land Use Category to the Downtown Land Use Category at 529 Park Plaza Drive on the Future Land Use Map in the Comprehensive Plan.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The subject ordinance would transfer that property depicted on attached **MAP PC2014-06-02-10** from the Commercial Land Use category to the Downtown Land Use category on the Future Land Use Map in the Comprehensive Plan. The County of La Crosse currently owns said parcel, and requested the ordinance amendment. The difference between the two land uses, as defined in the Future Land Use Map, is as follows:

Commercial – provides for a variety of retail trade or services. It encompasses areas dominated by existing commercial uses and areas with access to major road corridors.

Downtown - promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings. High priority is placed on providing attractive public amenities with strong pedestrian orientations. The density of housing in this category is expected to be greater than 15 housing units per net acre.

➤ **GENERAL LOCATION:**

Barron Island, west of Pettibone Park

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A
























➤ **PLANNING RECOMMENDATION:**

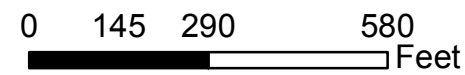
Currently there is a building setback issue with the WisDOT along Park Plaza Drive as Park Plaza Drive is within Wisconsin DOT right-of-way and they will not approve any development in the setback if the land use designation for the property is not consistent with the Comprehensive Plan. This Ordinance will amend the future land use map to allow the use the City desires and allow WisDOT to approve any proposed developments. This parcel is currently zoned Planned Development District-General, meaning prior to redevelopment, approval from City Council would be required to rezone the parcel from PDD-General to PDD-Specific. **This Ordinance is recommended for approval.**

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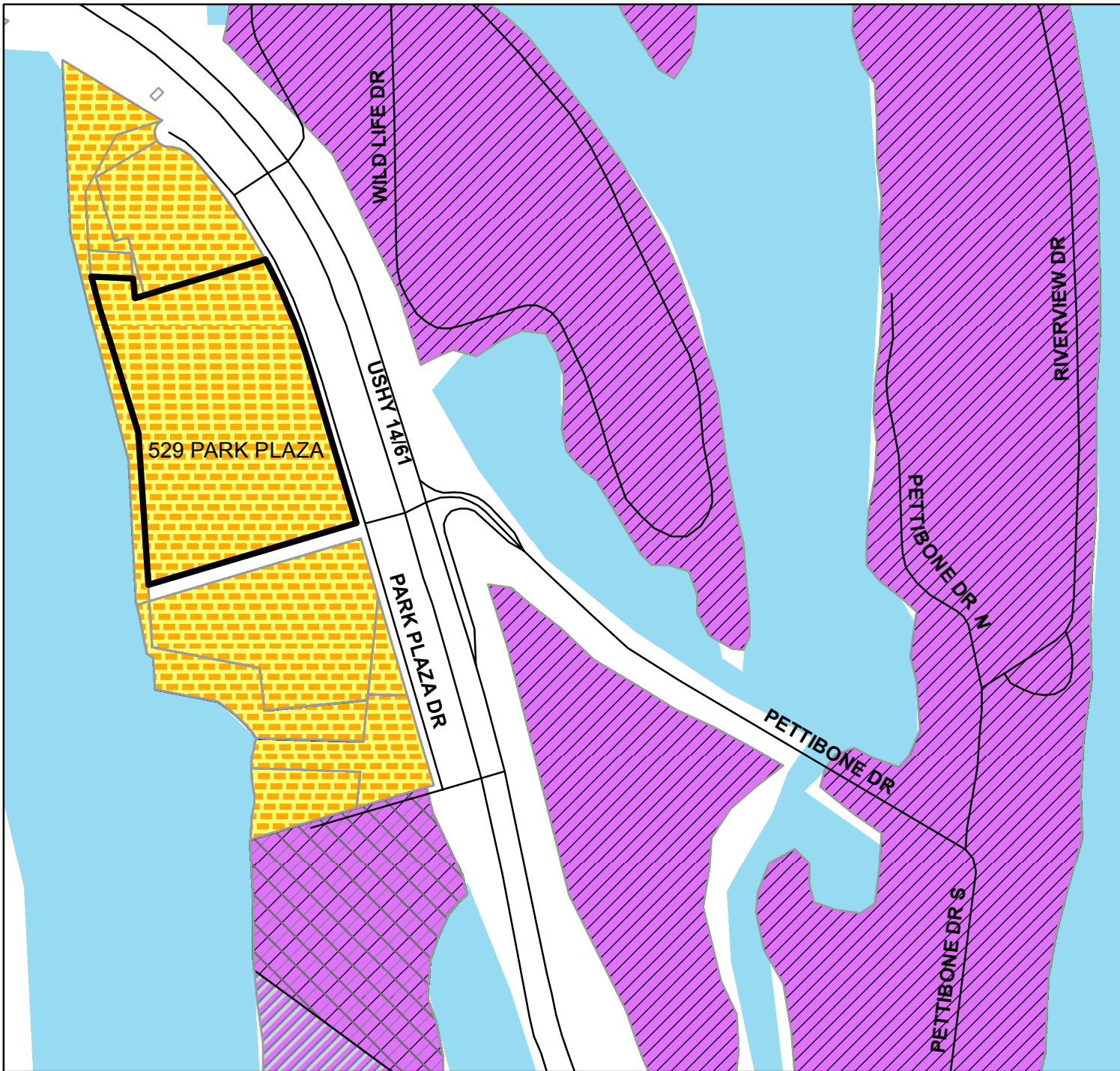


BASIC ZONING DISTRICTS

-  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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