

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 28, 2015**

➤ **AGENDA ITEM – 15-0901 (Lewis Kuhlman)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map (Strupp Trucking - Kwik Trip Property).

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Kwik Trip, Inc. has purchased land in Medary that is adjacent to their industrial land in La Crosse. Ordinance 15-0887 annexes this territory into La Crosse and it needs to be zoned. The Town of Medary zoned properties in this territory as IND – Industrial, CB – Commercial B, CC – Commercial C, AA – Agriculture A, and RA – Residential A. The property on the northwest side of the railroad tracks is adjacent to the Heavy Industrial District, while it on the southeast side, it is adjacent to the Conservancy District. Much of the property southwest of Shiftar Road is within the 100-year floodplain.

Part of Gillette Street (9-1020-1) is owned by the City and could be public right-of-way. The annexed parcel of the Canadian Pacific Railroad (9-1046-0) is right-of-way to the northeast, but a tax parcel to the southwest (17-10286-12).

➤ **GENERAL LOCATION:**

Property northwest of the intersection of River Valley Drive and Gillette Street that is currently in the Town of Medary. See attached **MAP PC15-0901**.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This ordinance is not consistent with the adopted comprehensive plan. The Future Land Use Map shows this property as Parks & Conservancy northwest of the railroad tracks and Wetlands southeast of the railroad tracks. However, it does support a land use objective for compact and contiguous growth and an economic development objective for land availability.

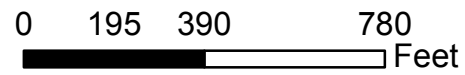
➤ **PLANNING RECOMMENDATION:**

The parcels to the northwest of the railroad track could benefit the City better as a Heavy Industrial District and would likely not make a useful or accessible park. There is very little development to the southeast between the railroad tracks and Gillette Street; it is in the flood plain and adjacent parcels are in the Conservancy District. The City Plan Commission may also want to consider including 9-1020-1 and 9-1046-0 as right-of-way for Gillette Street and the railroad, respectively. **Planning Staff recommends the adoption of the ordinance for all of the parcels north of the railroad tracks and referral of parcels 9-10460-0 & 9-1020-1 for 30 days so they can be rezoned to Right-Of-Way and referral of parcels 9-996-0, 9-996-1, & 9-1018-1 for 30 days so they can be rezoned to the Conservancy District.** (See attached Map.)



BASIC ZONING DISTRICTS
























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- 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

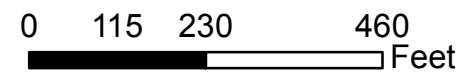


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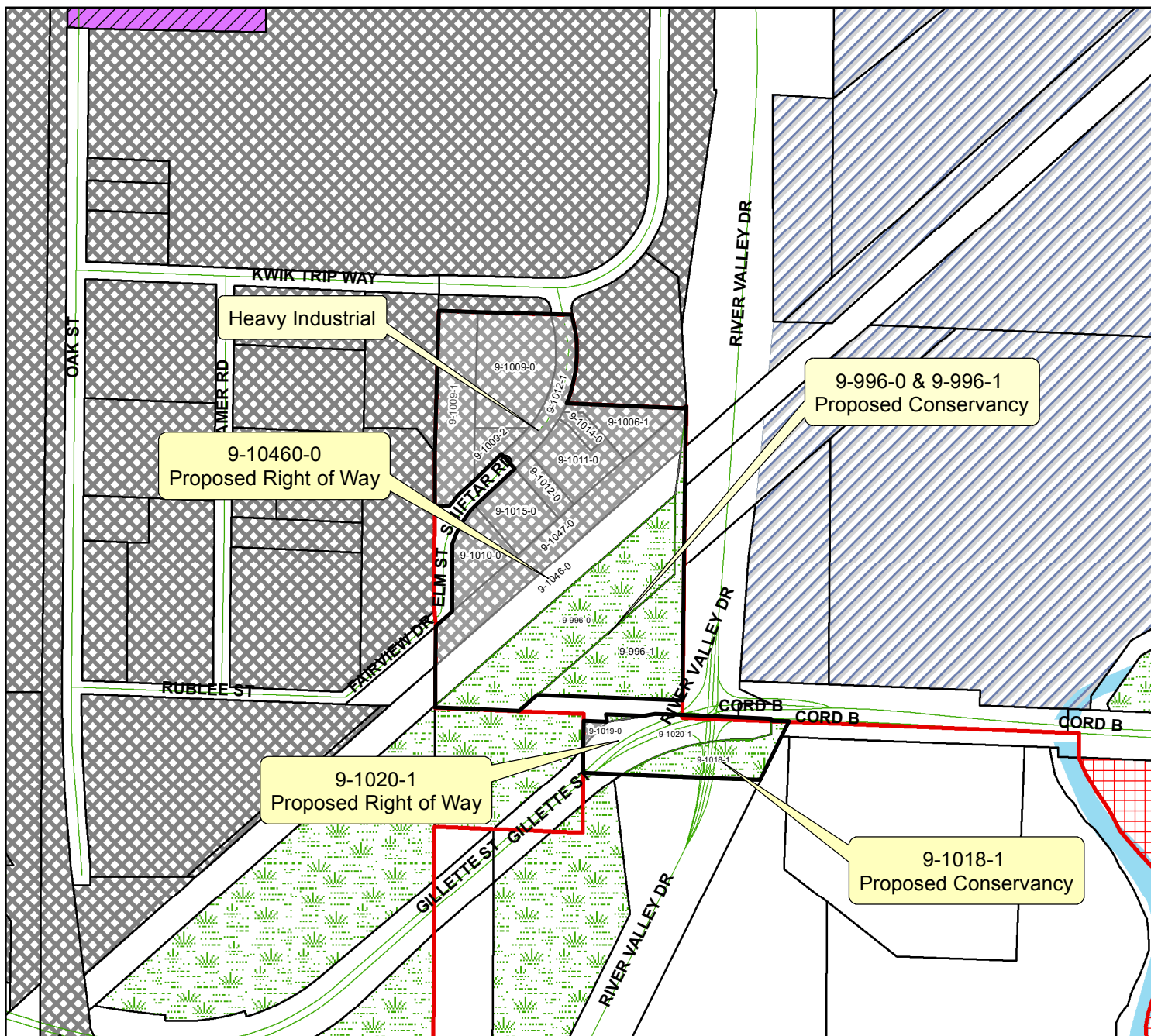
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PC15-0886
PC15-0887
PC15-0901

Proposed Zoning for Strupp Trucking - Kwik Trip Property



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