

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 3, 2016**

➤ **AGENDA ITEM - 16-0894 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to the Commercial District in order to combine parcels for continued use of automotive services at 715, 803 807, 811, 817, 819, 827 3rd St. S.

➤ **ROUTING:** J&A Committee, Public Hearing 10/4/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The subject ordinance would transfer those parcels depicted on attached **MAP PC16-0894** from the M1-Light Industrial District to the C2-Commercial District. The applicant (Dahl Automotive) is currently in the process of redeveloping their La Crosse campus which includes a new building for a Subaru dealership, a new car wash, renovations to their existing Ford dealership building, as well as multiple site improvements. In order to proceed with their plans, and illustrated on the attached map, the applicant must combine several of their parcels together. In order to be permitted to combine parcels they must be the same zoning district.

➤ **GENERAL LOCATION:**

715, 803 807, 811, 817, 819, 827 3rd St. S (Block bounded by 3rd St S, Market St, Division St, & 4th St S)

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

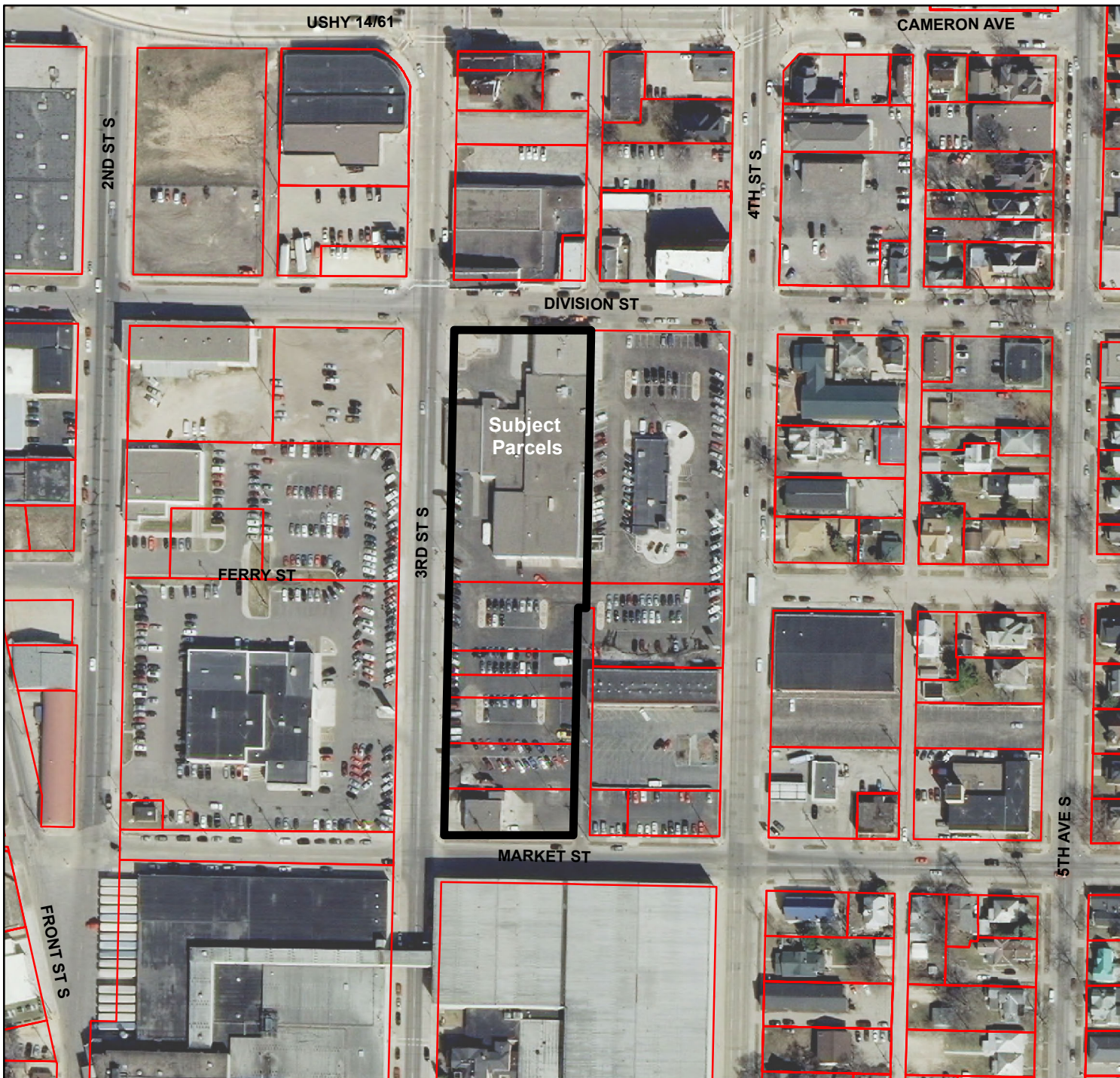
Part of the applicants plan includes the vacation of the north-south alley from Market Street between 3rd & 4th Streets S. The CPC recommended approval of this vacation at their August 29, 2016 Meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

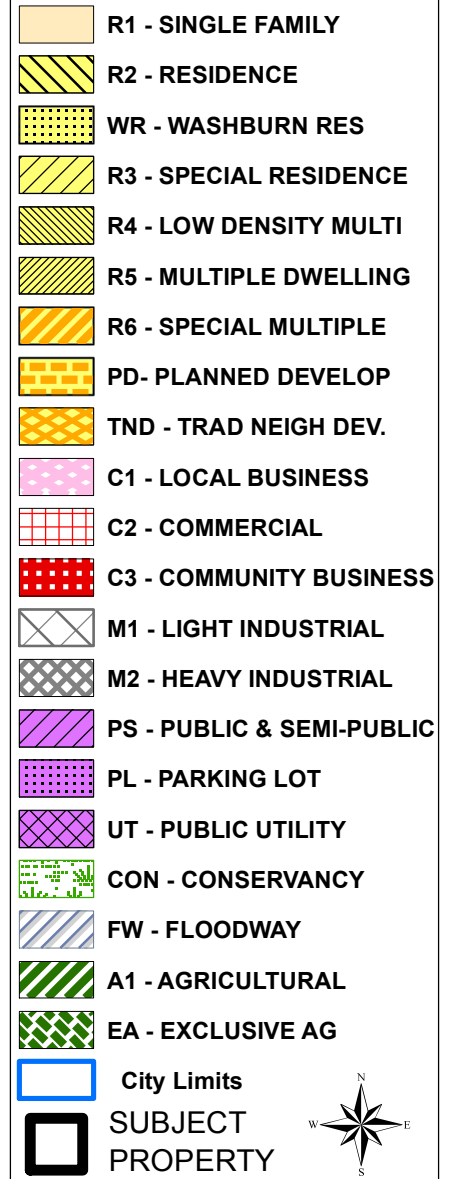
The Comprehensive Plan calls for revitalization of business downtown and intensified land use.

➤ **PLANNING RECOMMENDATION:**

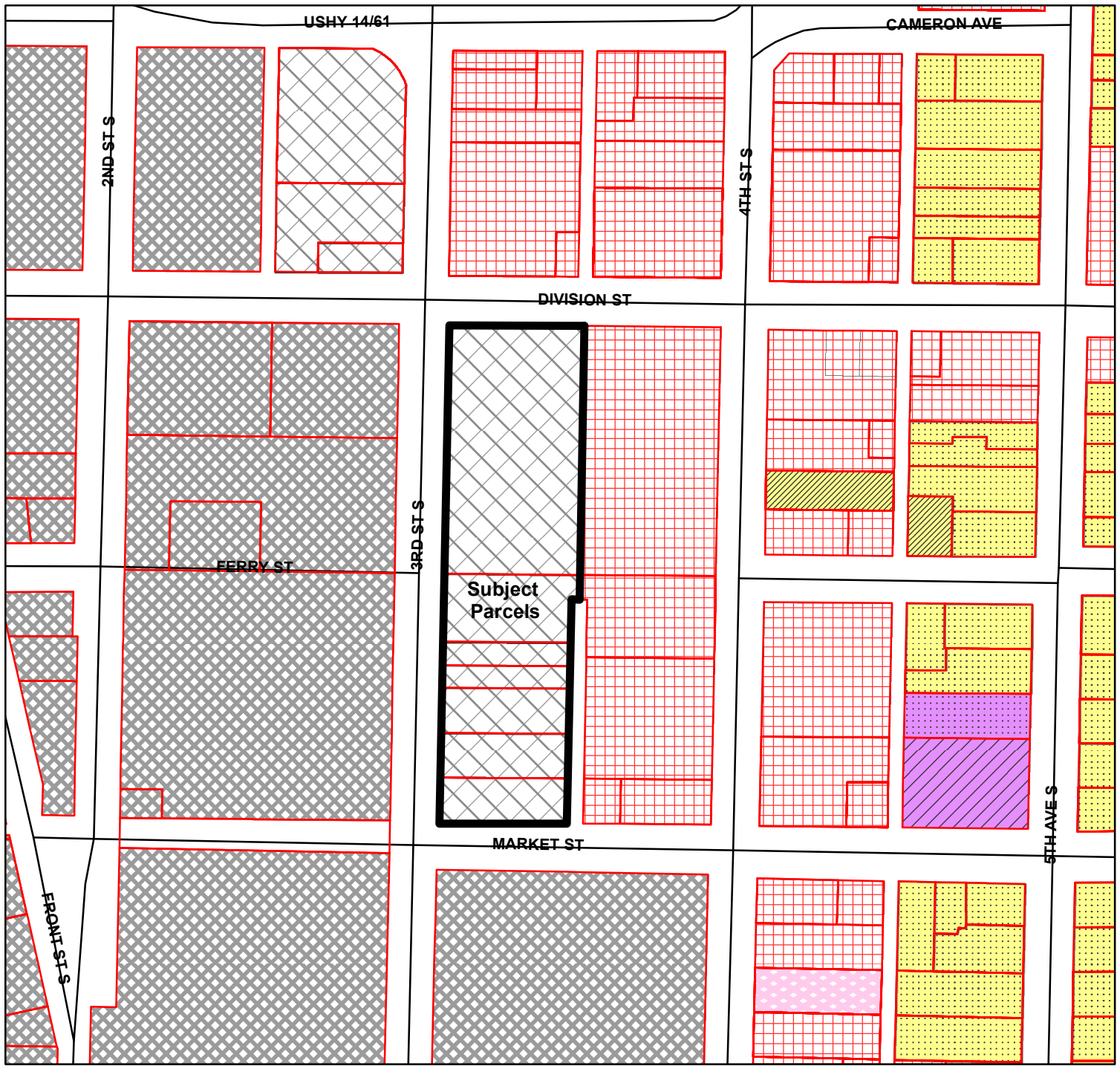
This request for rezoning is part of a larger revitalization/redevelopment effort by Dahl Automotive to enhance this portion of a very prominent commercial corridor. **This ORDINANCE is recommended for approval.**



BASIC ZONING DISTRICTS



0 395790 1,580 Feet



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

0 395790 1,580
 Feet