

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 29, 2014**

➤ **AGENDA ITEM – PC2014-09-29-06 (Nathan Patros)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Light Industrial District to the Local Business District at 1407/1501 St. Andrew Street allowing for residential apartments on upper floors.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would transfer that property depicted on attached **MAP2014-08-29-06** from the Light Industrial District to the Local Business District so the 3rd and 4th floors of the subject property can be renovated for residential use. The applicant is proposing to construct 36 studio apartments to the building formerly used as the La Crosse Footwear manufacturing center. A number of mixed uses exist in these buildings, including, but not limited to office space, a restaurant, and a mail service center.

➤ **GENERAL LOCATION:**

North of Red Cloud Park, formerly the La Crosse Footwear building.

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

N/A

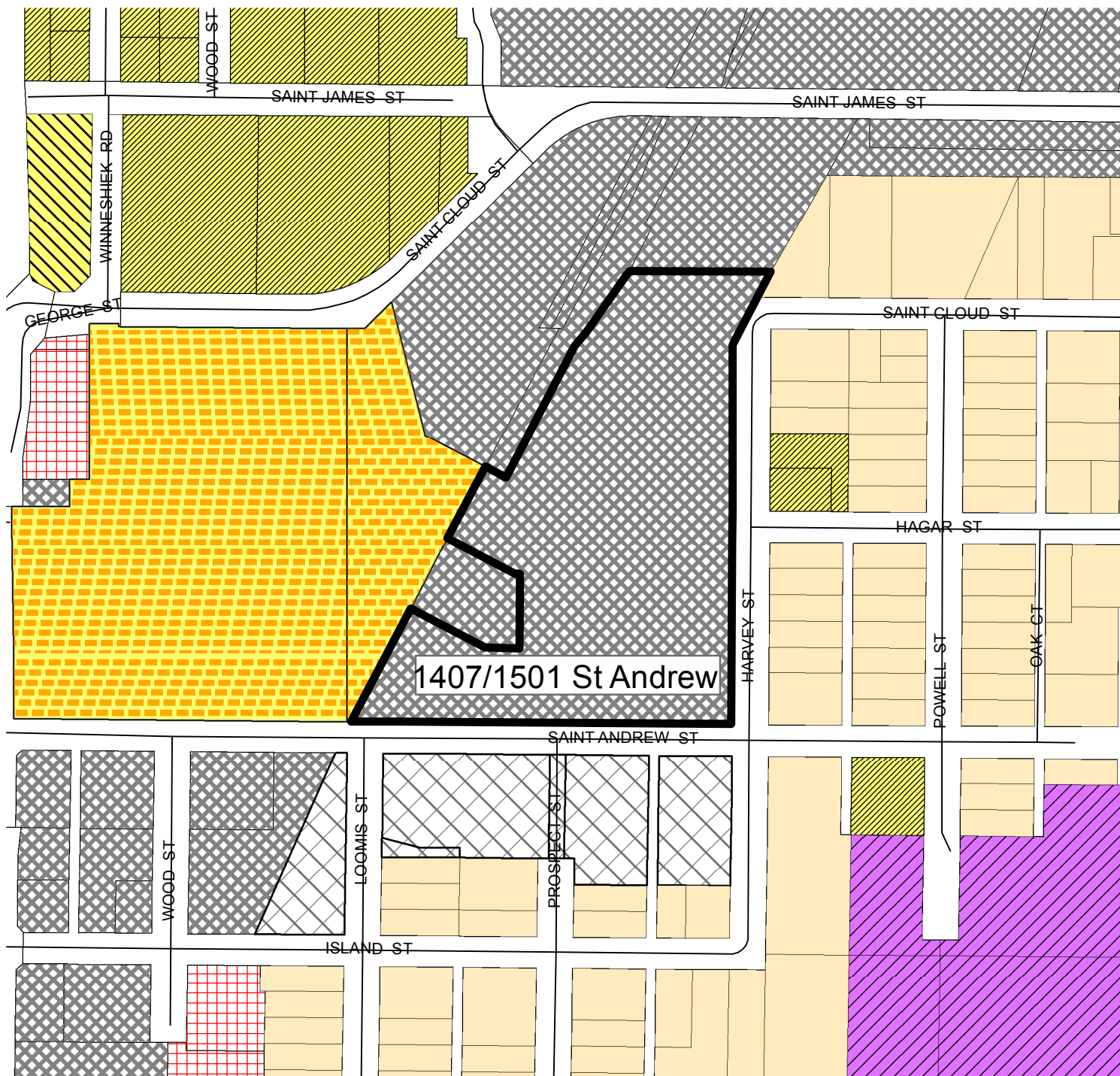
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use map shows these properties as light industrial, however, the future land use map was created at a time when industrial uses were in operation at this site. The Comprehensive Plan highlights the need for infill development of underutilized developments in a situation like this, where an industrial building is no longer viable as a result relocation.
























➤ **PLANNING RECOMMENDATION:**

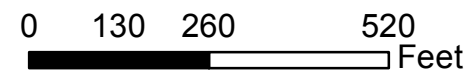
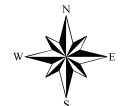
The subject parcel is located in a unique area of town where an adjacent residential neighborhood exists to the east, a proposed redevelopment of the former Trane Plant 6 site is to the west, and existing industrial uses exist to the north. La Crosse and other similar manufacturing cities across the country have experienced the effects of manufacturing shifting overseas, leaving an opportunity for such industrial building to be retrofitted for residential uses. In short, manufacturing typically produces more jobs and less public service dollars on average, however, under current market conditions, cities have had to modify such zoning to capitalize on alternative uses, such as a mixture of commercial and/or residential uses. **This Ordinance is recommended for approval.**

PC2014-09-29-06



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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