

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 28, 2016**

➤ **AGENDA ITEM - 16-1102 (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 Single Family District to the Local Business District allowing for rebuild of McDonald's restaurant on property behind 2417 George Place (City owned surplus land).

➤ **ROUTING:** J&A Committee, Public Hearing 11/29/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

This item is related to agenda items 16-1060 & 16-1109. The Subject Ordinance would transfer the property depicted on attached **MAP PC16-1102** from the R1-Singel Family District to the C1-Local Business District. The applicant is requesting to purchase land from the City in order to construct a new McDonalds restaurant. The current McDonalds located at 1140 West George Street is being demolished for a new road and the applicant is in the process of relocating the new building to the south. This process includes the acquisition of several properties and homes, vacation of portions of George Place, and the purchasing of land from the City. This portion of land is located to the southwest of the proposed building will be used for a road for interior circulation.

The applicant needs to rezone the property so it can be combined into all of their other parcels needed to construct a new McDonalds.

➤ **GENERAL LOCATION:**

See attached **MAP PC16-1102**.

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

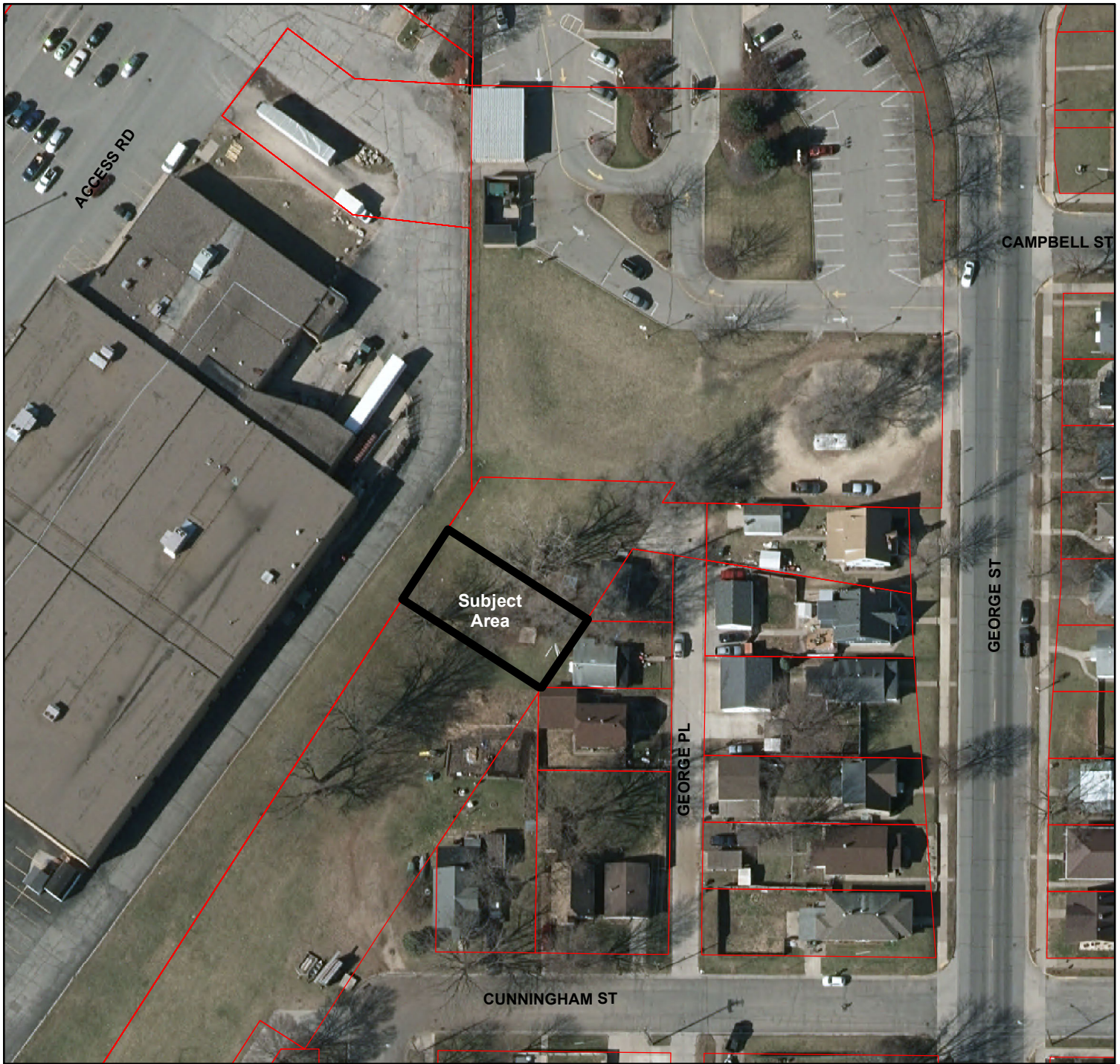
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This portion of City owned land is identified as Parks and Conservancy on the Future Land Use Map in the Comprehensive Land. However, it is staff's understanding that the Parks Department was not interested in maintaining this portion of the property as a park and has since been identified as City surplus land that may be sold for development.

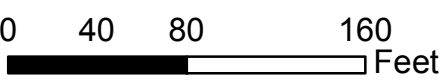
➤ **PLANNING RECOMMENDATION:**

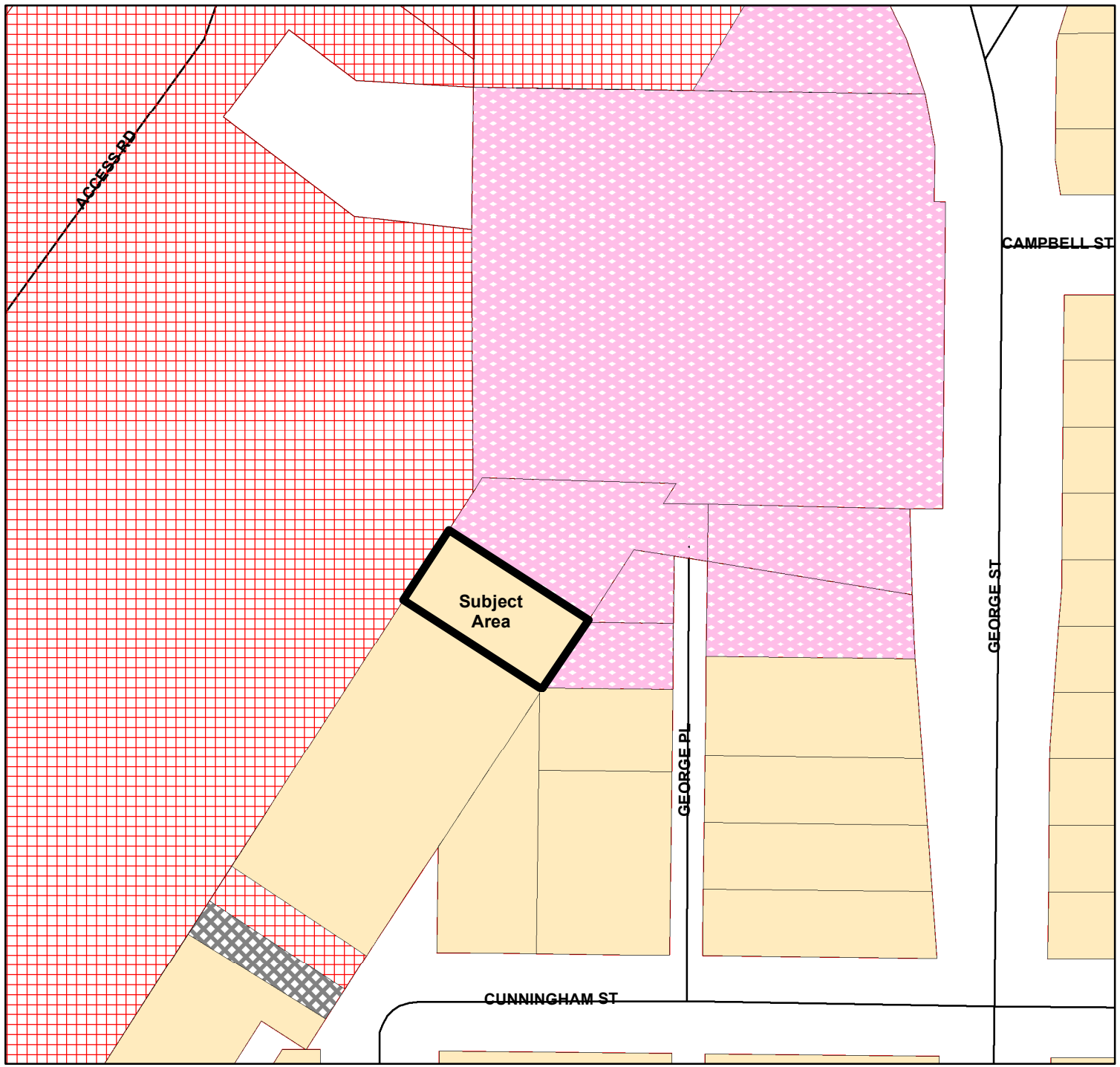
The acquisition and rezoning of this surplus piece of property is part of the relocation effort of the existing McDonalds. **This Resolution is recommended for approval.**



# 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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