

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 30, 2015**

➤ **AGENDA ITEM - 15-1176 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Local Business District to the Light Manufacturing District at 1339 Interchange Place allowing for consistent zoning with adjacent parcel necessary to combine parcels.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC15-1176** from the C1-Local Business District to the M1-Light Manufacturing District. The applicant would like to sell the former Cargill Heating and Air Conditioning Building to Fairway Outdoor Advertising so they can relocate their business from 3rd Street in the Downtown. The building was constructed over 2 separate tax parcels that have different zonings. In order for Fairway to use the building for their business, or make any changes to the building, the parcels will need to be combined into one, which is not permitted unless they are both the same zoning district. In order for Fairway to have outside storage for their business, M1-Light Industrial is the appropriate zoning.

➤ **GENERAL LOCATION:**

1339 Interchange Place. (Exit 3)

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

M1- Light Industrial Zoning is not consistent with the Future Land Use Map in the Comprehensive Plan. This area is designated as Commercial.
























➤ **PLANNING RECOMMENDATION:**

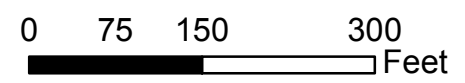
Even though the proposed rezoning is not consistent with the Future Land Use Map in the Comprehensive plan, relocating this business to this location will allow for the redevelopment of a significant Downtown parcel and reuse an existing building and

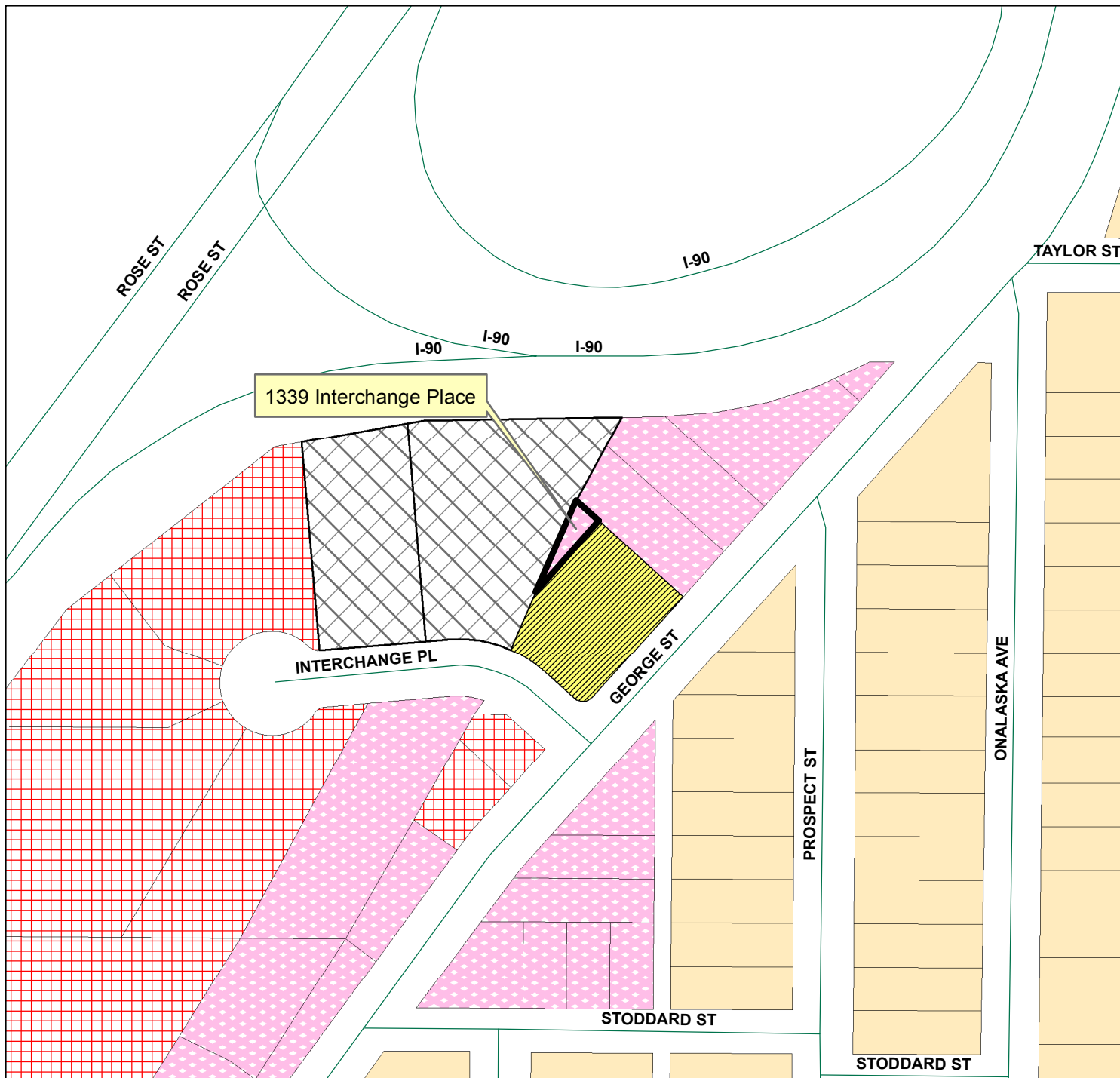
develop a parcel of land that have both been vacant and underutilize for a large period of time. **This ORDINANCE is recommended for approval.**



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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