

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

➤ **AGENDA ITEM - 16-0893 (Jason Gilman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Floodway District to the Heavy Industrial District in order to combine vacant parcel 17-20251-80 (Copeland Ave) with adjoining parcel for continued use of auto body drive and parking.

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

➤ **BACKGROUND INFORMATION:**

Dahl Automotive approached the City in 2016 to purchase a long and narrow piece of property owned by the City to expand a parcel at 1 Copeland Avenue to the south. The subject linear parcel of .15 acres was previously leased by Dahl Automotive from the City and contained improvements (fence and paving) that Dahl Automotive owned.

The subject parcel was transferred to Dahl Automotive from the City in April of 2016, for \$22,300.

In order for the zoning to be consistent and right of use for the Dahl operation, this parcel needs to be transferred to the same zoning district as the adjoining Dahl parcel.

➤ **GENERAL LOCATION:**

.15 acres abutting the south property line of 1 Copeland Avenue

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

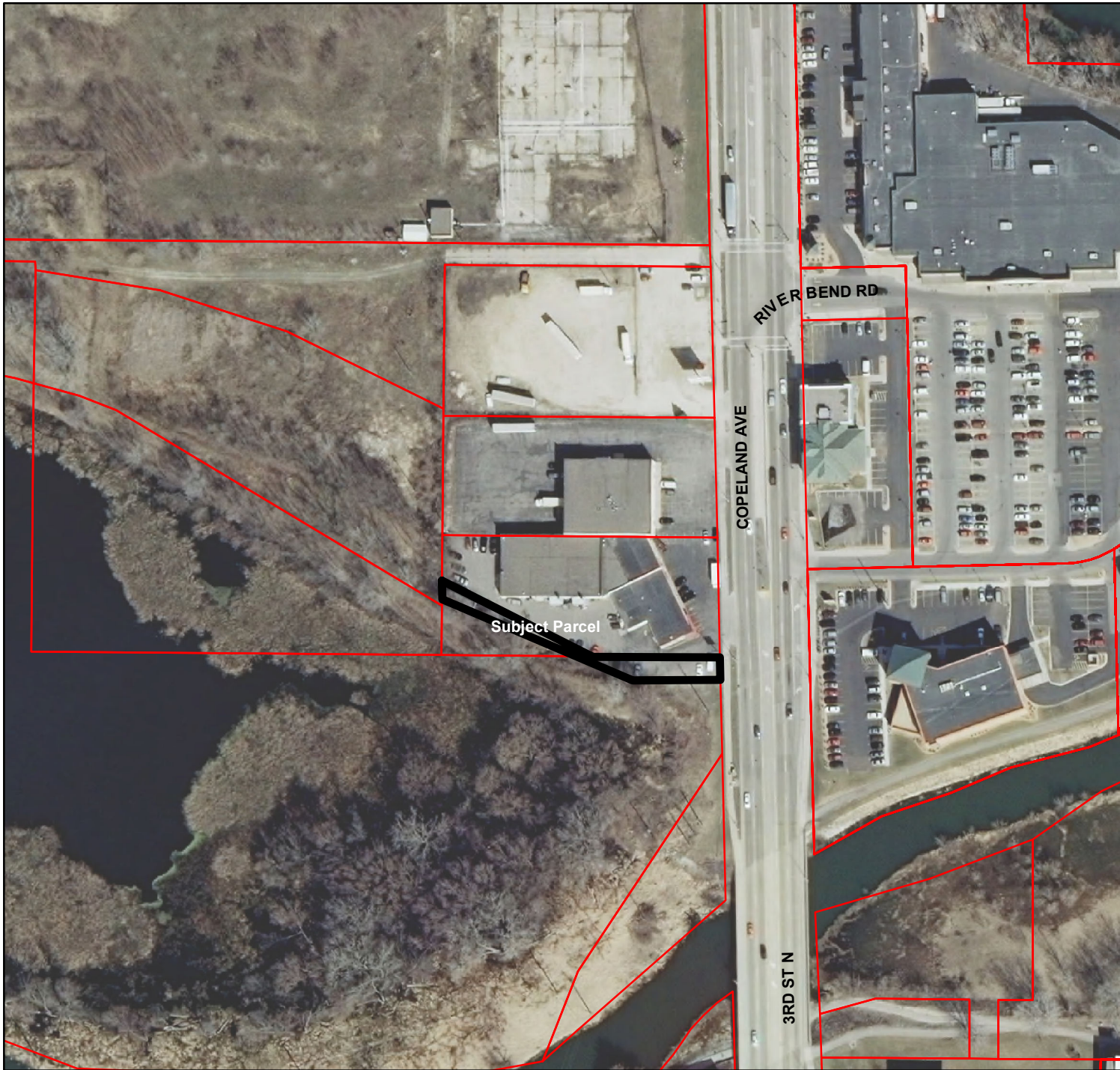
N?A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This parcel is shown on the future land use plan as high intensity retail, office or housing and lies on the edge of the wetland designation.

➤ **PLANNING RECOMMENDATION:**

Given the parcel's adjacency to the Dahl site and the recent transfer, the Planning and Development Department recommends approval of this ordinance.

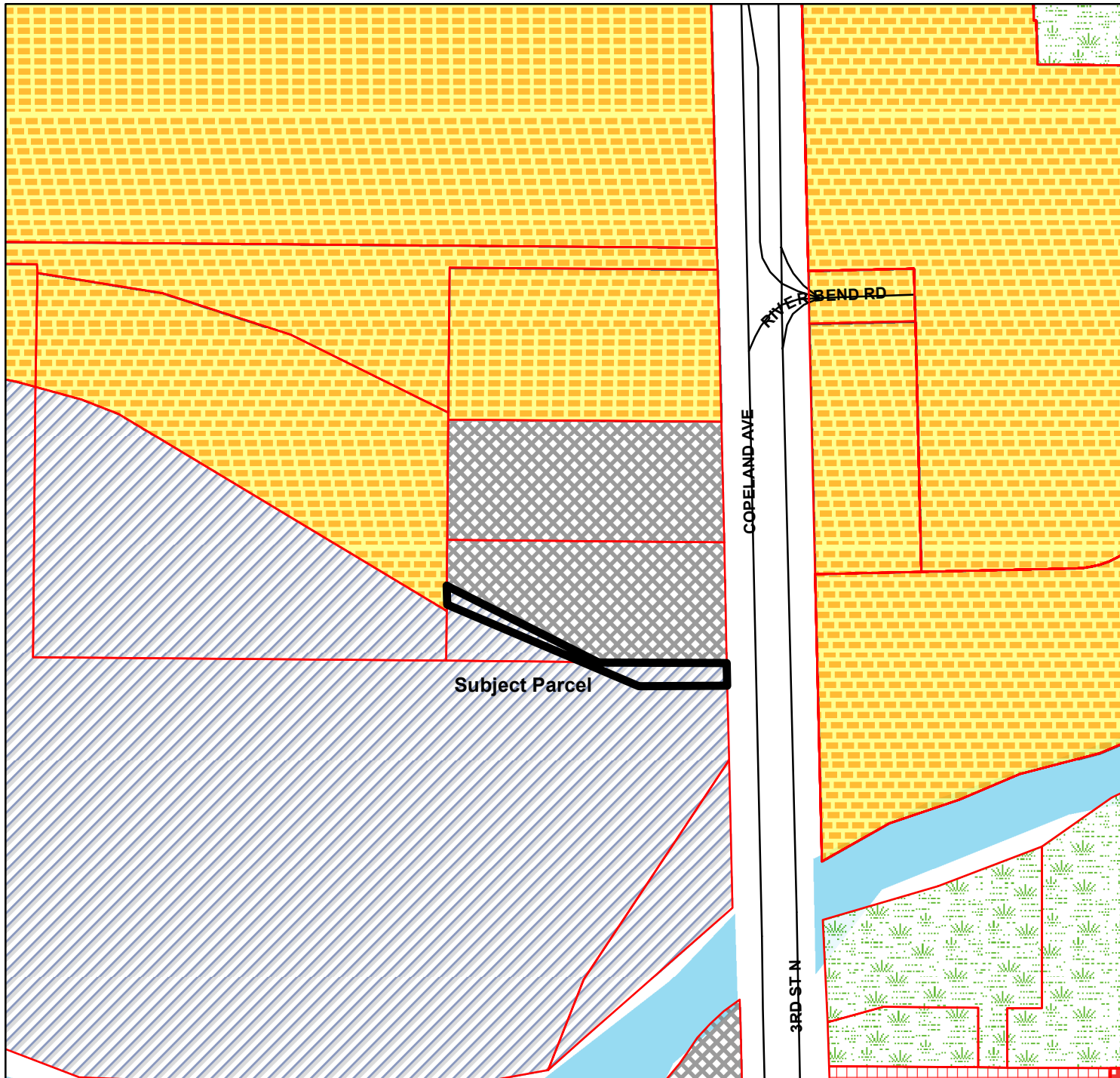


## BASIC ZONING DISTRICTS
























	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






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