

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 2, 2015**

➤ **AGENDA ITEM - 15-0165 (Amy Peterson)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Public/Semi-Public District to the Community Business District at 315 State Street allowing for mixed use development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the properties depicted on attached **MAP PC 15-0165** from the Public/Semi-Public District to the Commercial Business District. This site is currently paved and used for parking by La Crosse County. The proposed sale of this property is contingent on a number of other factors in the County's effort to move out of their current Administrative Building and allow for development of this City lot. The proposed development is mixed use that includes housing above the first floor and commercial including, but not limited to a financial institution, restaurants, retail, personal business services and professional offices. The development will also include some parking and public open space.

➤ **GENERAL LOCATION:**

La Crosse County's parking lot C, between 3rd and 4th Streets and State and Vine Streets.

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

This rezoning was approved by Council in October 2014, but had a repeal date of December 31, 2014, if the sale of the property was not concluded by that time. Therefore the rezoning application has been submitted again for approval.

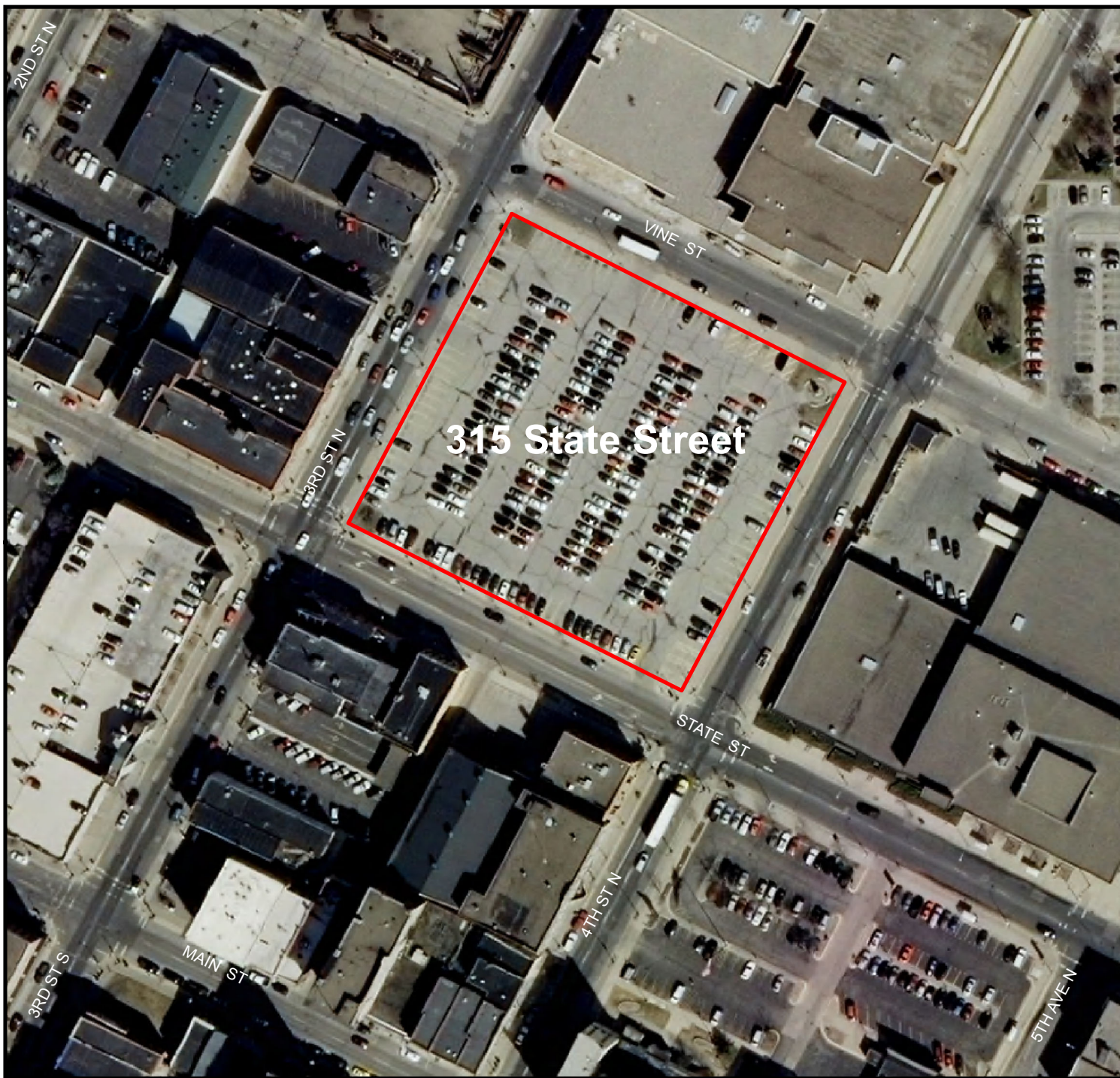
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This rezoning and the proposed development are consistent with the City's Future Land Use Plan and the vision for downtown.
























➤ **PLANNING RECOMMENDATION:**

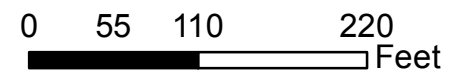
Planning staff is in favor of this rezoning. If this development moves forward it will be a great asset to downtown. Staff recommendation is to approve with the following condition being met by December 31, 2015:

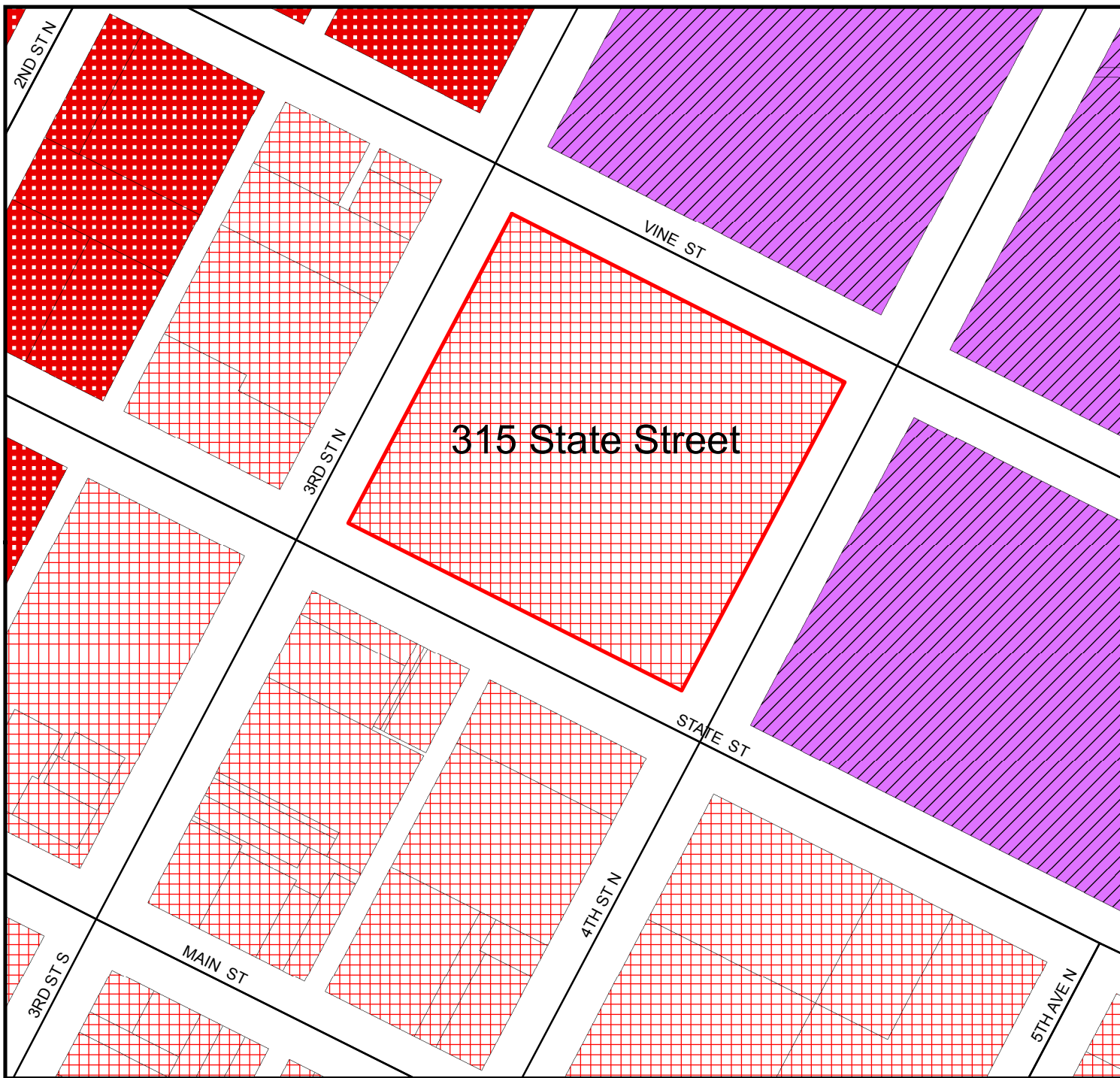
- Sale and transfer of the property to Weber Holdings, Inc., for the use stipulated in the rezoning application.


























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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