

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
FEBRUARY 28, 2022**

➤ **AGENDA ITEM: 22-0181** (Lewis Kuhlman)  
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - Heavy Industrial District allowing for the same zoning across the whole parcel for future improvement and use at 2500 County Road SS.

➤ **ROUTING:** J&A 3.1.22

➤ **BACKGROUND INFORMATION:**

The parcel is undeveloped and is split into two zoning districts. Parcels with multiple zoning districts are rare and no longer recommended. The R5 - Multiple Dwelling District was likely added after to buffer the single-family homes from industrial use. Over 8.5 acres of the parcel are R5, and just under 39 acres are M2 - Heavy Industrial District. This rezoning petition would make the entire parcel M2. The applicant's intent is to use the land for storage and staging of materials. Improvements in the future may include an office. The M2 District is the least restrictive zoning district, so there are many possibilities. The applicant's existing business is in an industrial park and is about 2/3 of a mile from the parcel, and could benefit from the proximity. The applicant expressed a willingness to buffer and screen the site from adjacent residences. The hours for the site would be the same as the applicant's main office, 7-5 weekdays and 8-12 on Saturdays.

There are several environmental considerations for the site. The FF, Floodfringe Overlay District covers over 3.5 acres of the R5 portion of the parcel; the M2 portion is mostly FF and FW, Floodway Overlay District. Any development in those districts would be required to meet the City's floodplain regulations. There are steep slopes around the FF district, where the DNR restricts development. The R5 portion has a DNR-regulated wetland, but it is too small to be delineated; there are larger wetlands on the remainder of the parcel. Any development whether R5 or M2 would increase stormwater runoff, disturb habitat, and require tree and vegetation removal.

The Clerk received two letters of objection based on the potential for attracting pests, adding traffic, increasing erosion, noise, debris, and disturbing wildlife.

➤ **GENERAL LOCATION:**

Council District 2, south and west of the intersection of County Rd SS & 12<sup>th</sup> Ave S as depicted in Map 22-0181. It is adjacent to single-family houses, the La Crosse River State Trail, and undeveloped land (zoned M2).

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

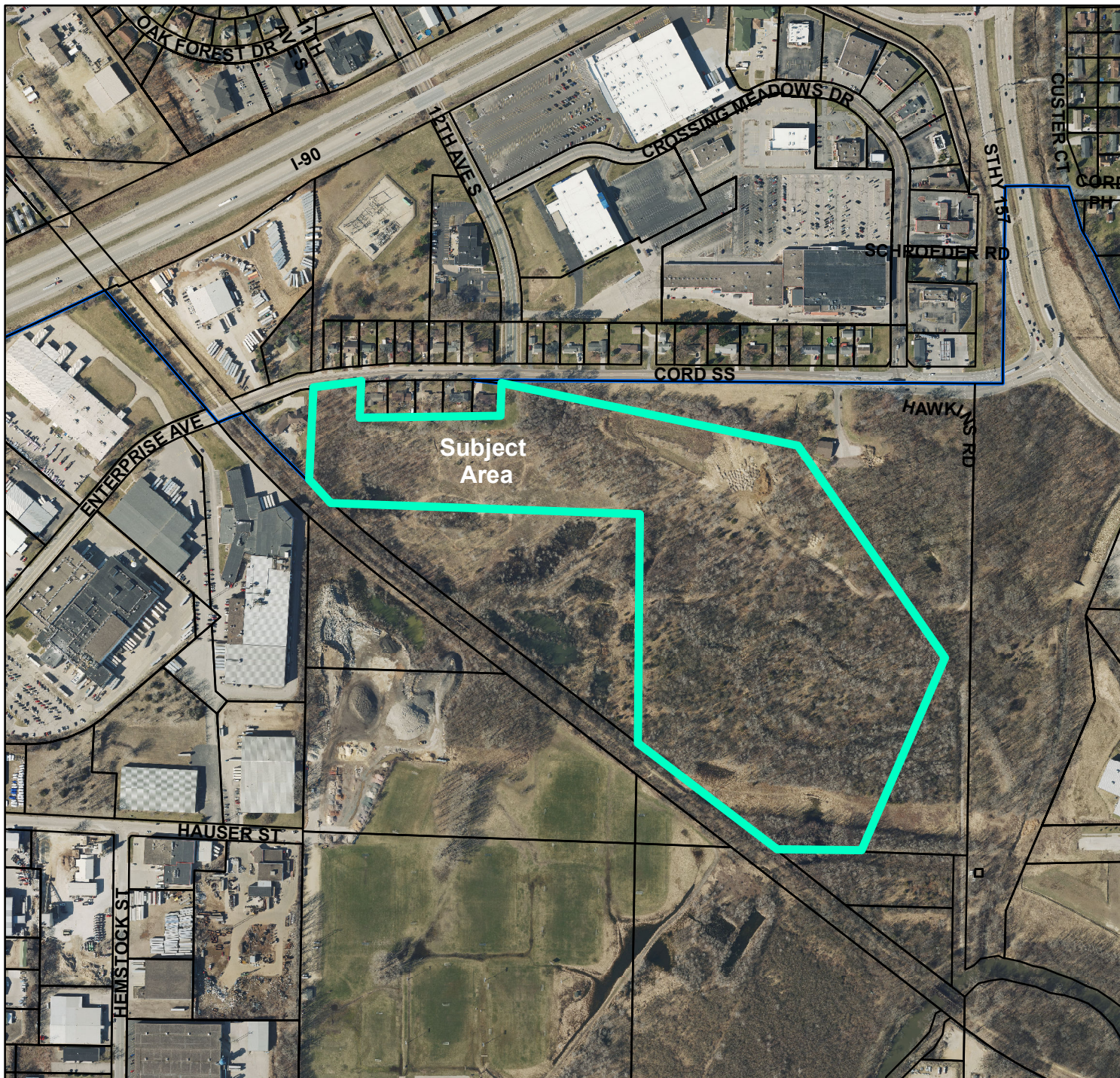
The Future Land Use Map identifies this parcel should be Wooded and/or Steep Slope, or "private property that is undeveloped and reserved for open space." The corresponding zoning districts are any Residential district, PS - Public and Semi-public, or CON - Conservancy. The petition may support a land use objective for targeted redevelopment

and compact contiguous growth, since it is on vacant land near an industrial park. On the other hand, the petition may not be consistent with protecting sensitive environmental resources and resource protection since it includes wetlands, floodplain, and steep slopes. There would also need to be buffering and screening for it to meet a land use objective for improving land use compatibility.

➤ **PLANNING RECOMMENDATION:**

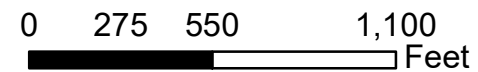
**Approval** – this rezoning would allow the applicant to expand their operation without going far from their operations center. The applicant could not put a recycling center or waste transfer station on the site without a conditional use permit. Any development at the site would have to follow the City's erosion control requirements and floodplain development requirements, as well as the State's requirements for developing near steep slopes and wetlands. The applicant expressed a willingness to buffer and screen the site from adjacent residences. Ideally, this parcel would be zoned CON (or at least the sensitive areas subdivided from the developable land near the road and protected), but that is not what is being considered here.



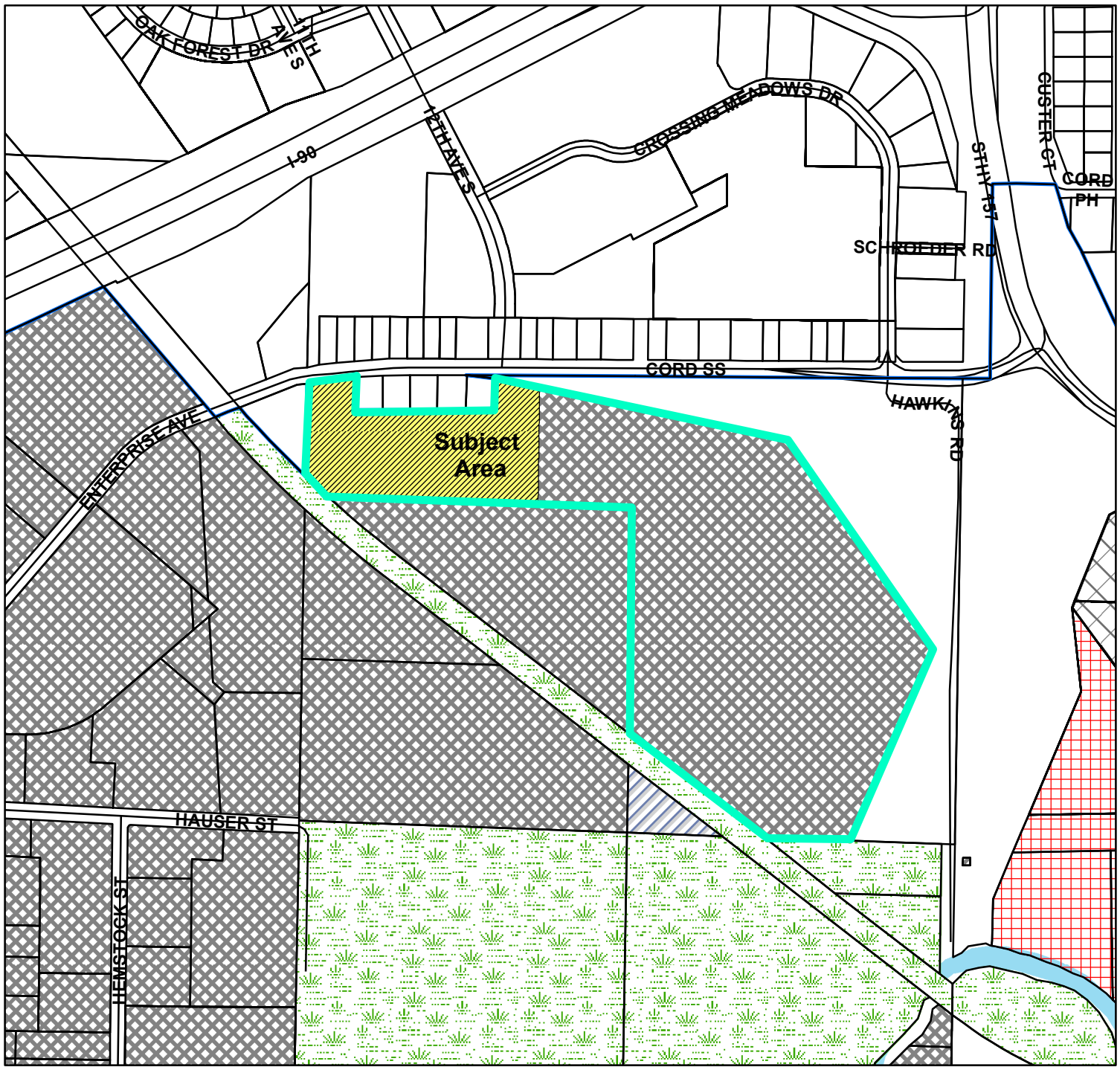


# BASIC ZONING DISTRICTS

-  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







## 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

