

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 29, 2015**

➤ **AGENDA ITEM - 15-0647 (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 Multiple Dwelling District to the Public/Semi-Public District - Specific at 1109 Market Street and 921 Ferry Street allowing use of current garages for a recycling area and a shop and water source for Washburn Gardens area.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This item is related to agenda item 15-0644 & 15-0645. The subject Ordinance would transfer the subject properties depicted on attached **MAP PC15-0647** from the R5-Multiple Dwelling District to the PS-Public/Semi-Public District. As part of other legislative items the applicant is proposing to remove the existing primary structures on the subject properties and leave the existing detached garages.

The detached garage located at 921 Ferry Street is currently used as a shop for Mayo Health System and as a water source for the adjacent Washburn Garden. The detached garage located at 1109 Market Street is intended to be used as a recycling area for Mayo Health System. The only option for the applicant to remove the primary buildings and keep the detached garages is to rezone them to Public/Semi Public to make them consistent with the rest of their campus.

➤ **GENERAL LOCATION:**

1109 Market Street and 921 Ferry Street

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

1109 Market Street is depicted as commercial in the Future Land Use Map of the Comprehensive Plan which is not consistent with the proposed use as a surface parking lot.

921 Ferry Street is depicted as Traditional Neighborhood Development in the Future Land Use Map of the Comprehensive Plan. Its use as part of the Washburn Community Garden and a public space would make it consistent with the Comprehensive Plan. However, it is unclear as to what the long term use of this area will be.

➤ **PLANNING RECOMMENDATION:**
























While rezoning 1109 Market Street is not consistent with the Comprehensive Plan, it would be consistent with the current surrounding zoning and land use. It is also located within Mayo's campus boundary.

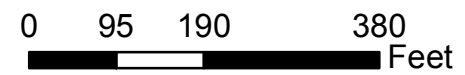
921 Ferry Street is located on a block that is primarily zoned R5- Multiple Dwelling and Washburn Residential. While this block is mostly zoned residential it is completely owned by Mayo and any future development that by Mayo will likely need to be rezoned to the Public/Semi Public District. It is also located within Mayo's campus boundary.

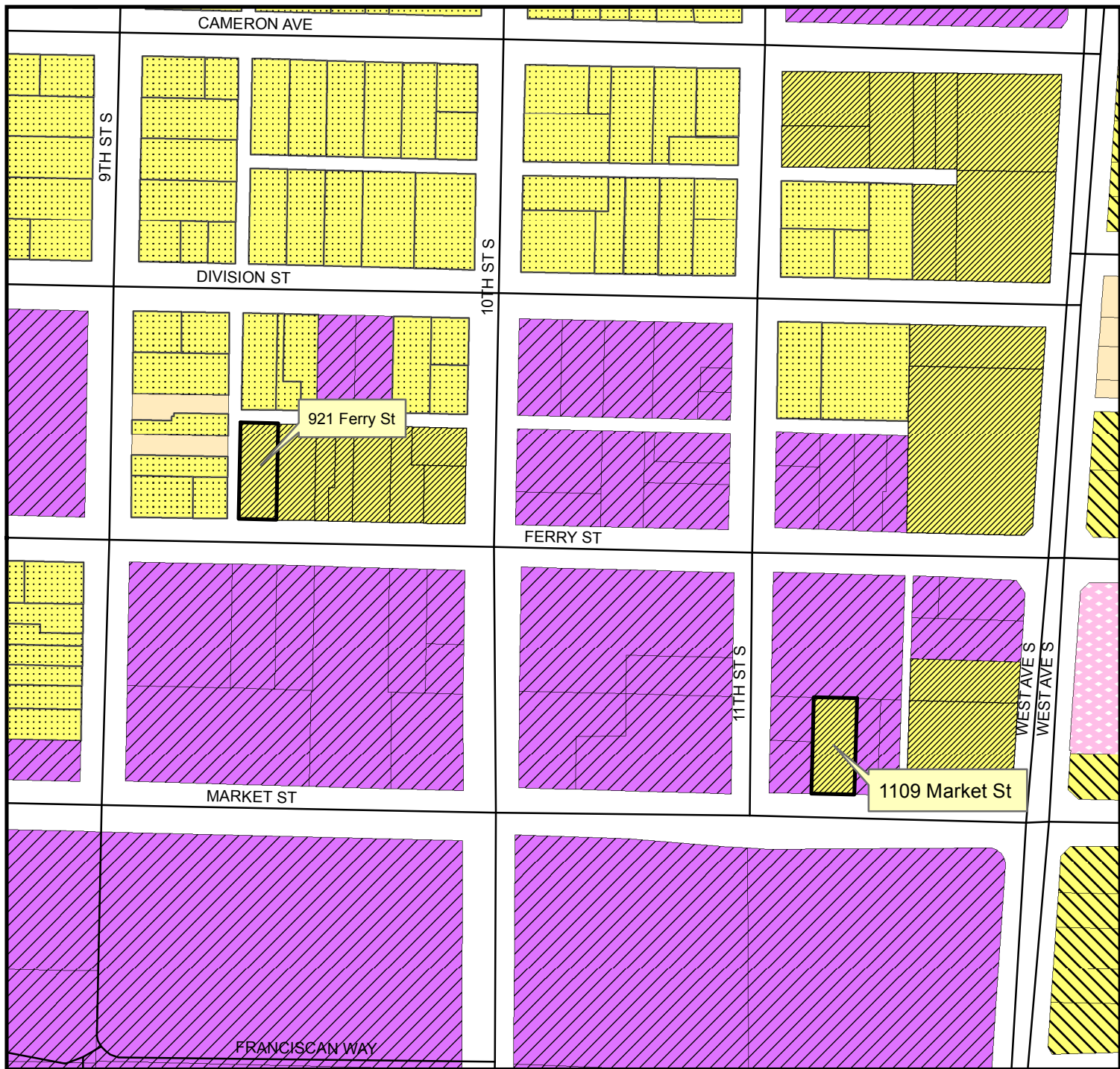
As these parcels are within Mayo's approved campus boundary this Ordinance is recommended for approval.



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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