

Agenda Item 24-1203 (Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Light Industrial District to the Heavy Industrial District, allowing for reconstruction of a warehouse at 1219 Travis St.

General Location

On the corner of Travis St and 13th St S, one half block off West Ave S. Council District 10. Not in a neighborhood association.

Background Information

The property owner, Badger Corrugating, is looking to make updates to their current business campus, including an updated showroom, office space, and warehouse. To complete their project, they need to combine parcels. A requirement for combining parcels is that the zoning is consistent. Staff from planning and community risk management met with the developers and business to discuss their plans and advised them of this requirement. The option to rezone the other parcels from heavy to light industrial were discussed. Concerns regarding timing of the project due to other requirements (design review) and future uses for their business were discussed.

Of the 8 parcels on this block, the other 7 are already zoned Heavy Industrial.

Recommendation of Other Boards and Commissions

N/A

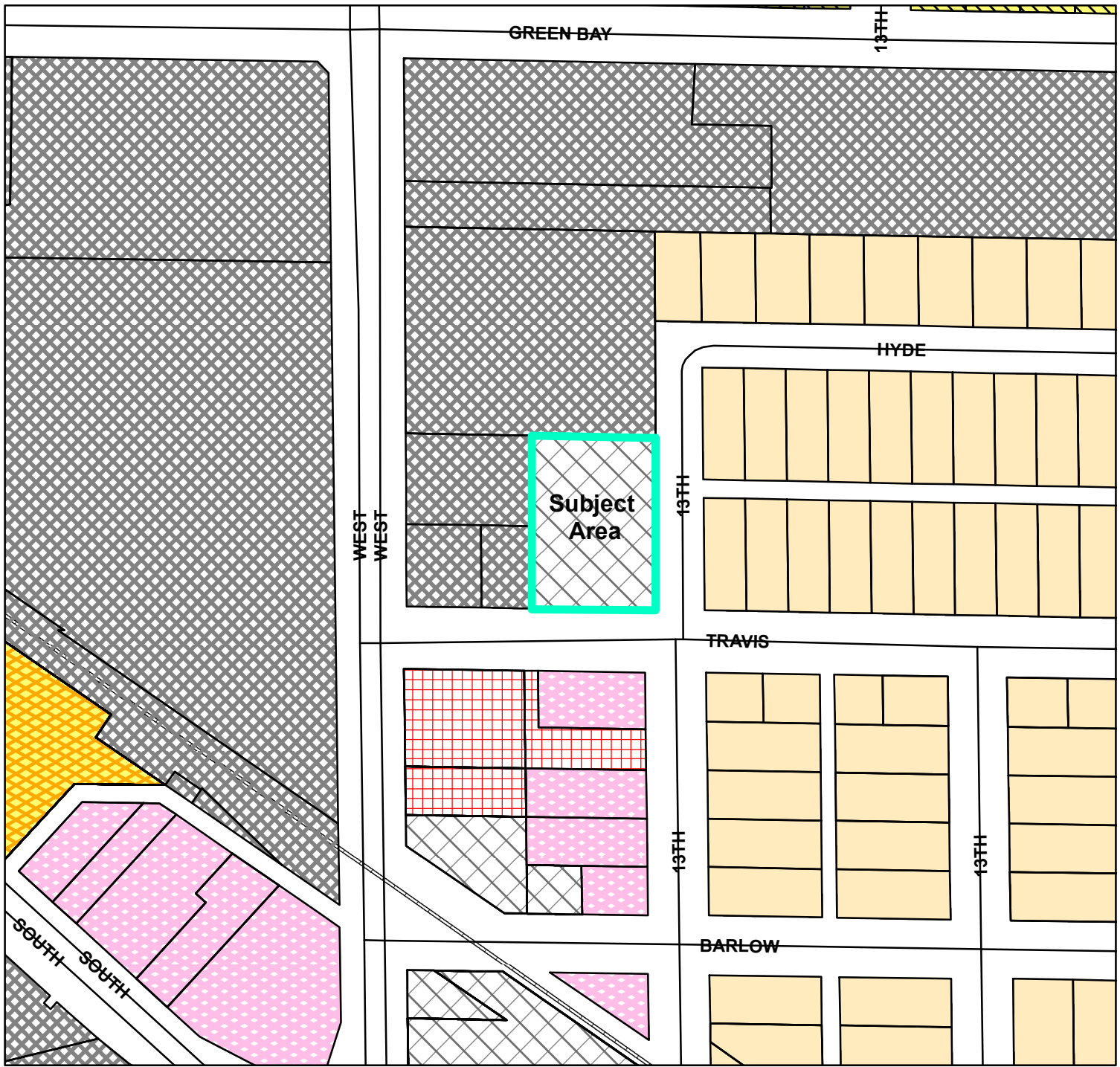
Consistency with Adopted Comprehensive Plan

This parcel is a part of the N-14 Spence neighborhood. Although Industrial is Undesirable, Existing Uses are Allowable.

Staff Recommendation

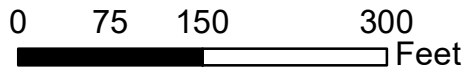
Staff recommends approval.

Routing J&A 10.1.2024



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
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- City Limits
- SUBJECT PROPERTY





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