

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

➤ **AGENDA ITEM: 22-0201 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Community Business District, Commercial District, and Special Multiple Dwelling District to the Public and Semi-Public District allowing for consistent zoning across all parcels at 712 La Crosse St, 320, 314, 310 and 308 8th St N, 624 Vine St, and 232 6th St N.

➤ **ROUTING:** J&A 3.1.22

➤ **BACKGROUND INFORMATION:**

The applicant is requesting that the seven subject parcels, depicted in attached **MAP PC22-0201**, be rezoned from the Community Business, Commercial, and Special Multiple Dwelling Districts to the Public and Semi-Public District in order to make them consistent with the rest of their campus. All of these parcels fall within their campus boundary that was established and agreed upon in the May 10, 2019 Payment for Municipal Services Agreement between the City and Western Technical College. The current uses of these parcels are as follows:

712 La Crosse Street-	Vacant lot (no parking)
320 8 th Street N-	Vacant lot (green space)
314 8 th Street N-	Vacant lot (green space)
310 8 th Street N-	Residential (rental property)
308 8 th Street N-	Vacant lot (green space)
624 Vine Street-	Horticulture Education Center
232 6 th Street N-	Vacant lot (green space)

The applicant has stated that no changes in use will occur at this time however, their long-range plan, and desire, is to combine 712 La Crosse St with the parking lot to the south and combine the four parcels on 8th Street N with the parking lot located to the north. Previously approved Conditional Use Permits on 712 La Crosse St, 320 8th St N, 314 8th Street N, and 308 8th Street N only permit green space and approval from the Common Council would be needed for this to occur. 624 Vine Street would remain as the Horticulture Education Center and 232 6th Street N would be used for horticulture education.

➤ **GENERAL LOCATION:**

WTC main campus roughly bounded by La Crosse St, 6th St N, State St, 7th St N, Vine St, 8th St N, Pine St, and 9th St N. Council District #6. Downtown Neighborhood Association.

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

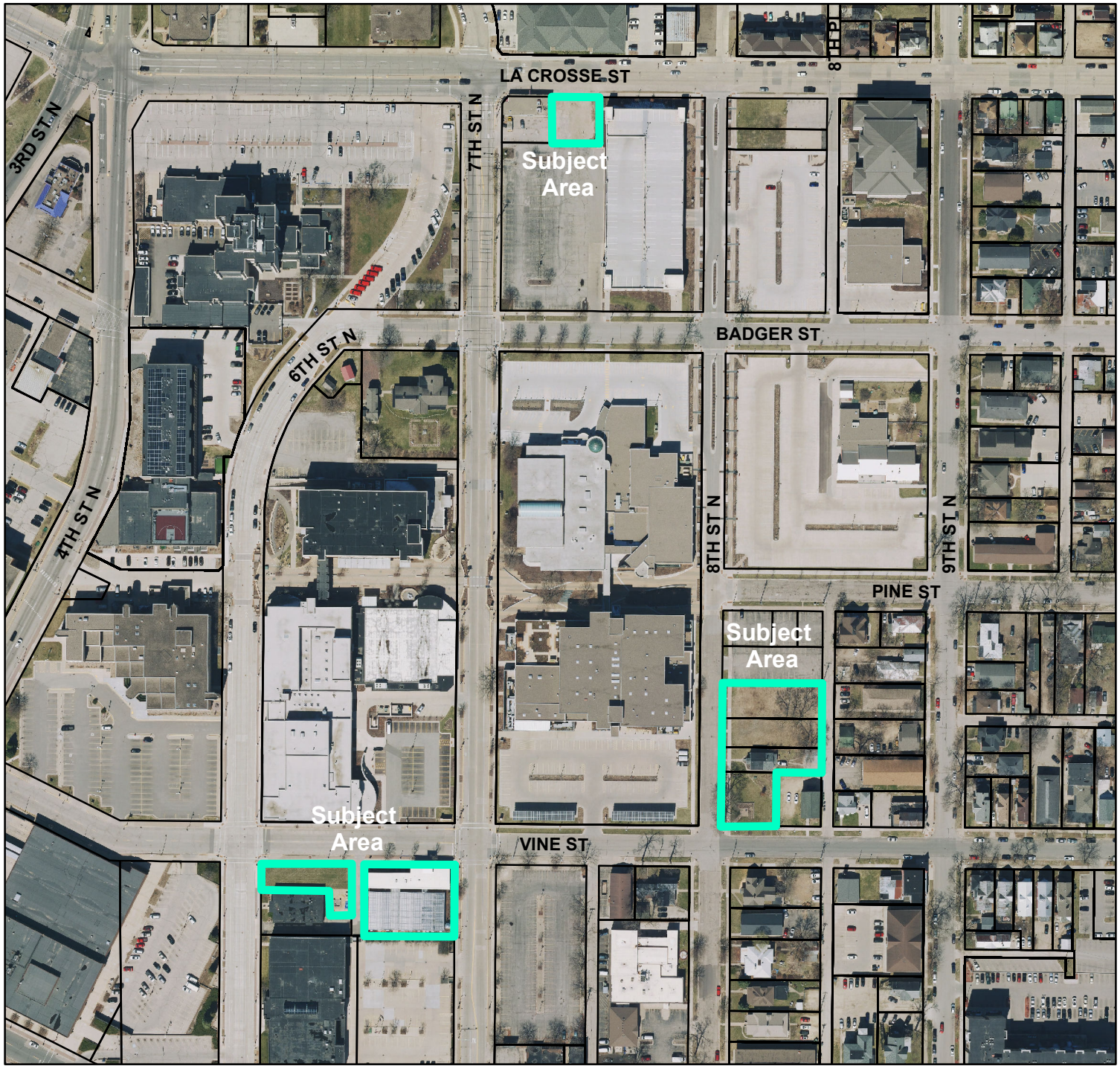
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Working with major institutions on establishing campus boundaries and developing a partnership that balances the needs of the institution with the needs of the neighborhood is a primary objective in the comprehensive plan.

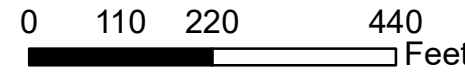
➤ **PLANNING RECOMMENDATION:**

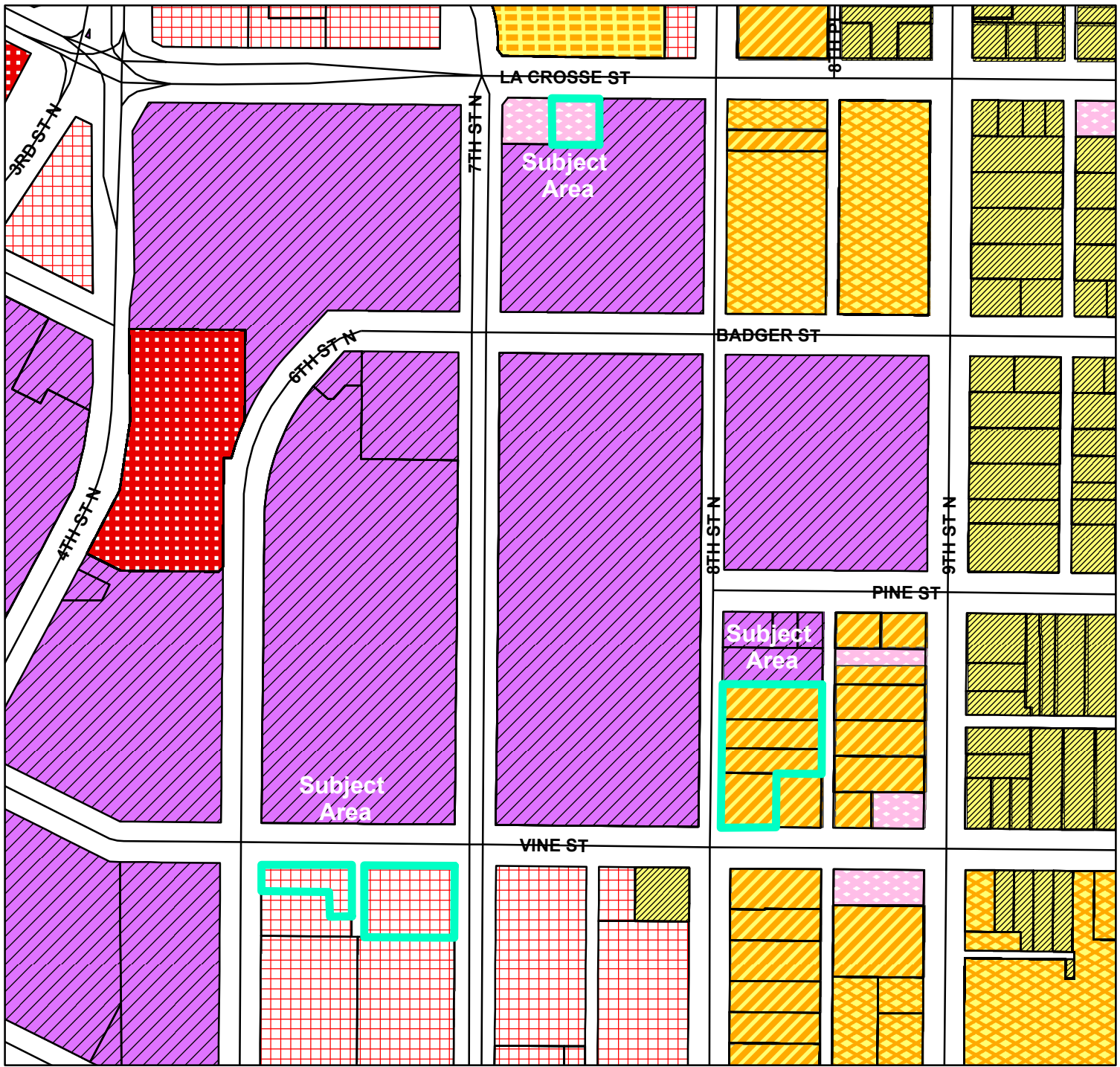
These parcels are located within their agreed upon campus boundary with the City. Rezoning these parcels to public and semi-public zoning will put them in conformance with the zoning of the main campus buildings and allow them for continued redevelopment and expansion within this boundary. This item 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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