

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 2, 2020**

Ø **AGENDA ITEM – 20-1465 (Jack Zabrowski)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single-family Residence District to the Local Business District at 2505 State Road.

Ø **ROUTING: J&A 11/03/2020**

Ø **BACKGROUND INFORMATION:**

The parcel (17-40107-90) is currently zoned R-1 Residential and (17-50298-35) is currently is Multizoned having two zoning categories, R-1 and C-1 Local Business. Rezoning of the parcels to C-1 Local Business would allow combination of accompanying parcels and subsequent redrawing of parcel lines in a new certified survey map (CSM). The proposed rezoning will allow subdivision of the parcels necessary to redevelop this property.

Ø **GENERAL LOCATION:**

The intersection of Losey Boulevard and State Road 33, the parcel of interest is a paved parking lot to the northeast of the former Hardees building and adjacent to 26<sup>th</sup> St S.

Ø **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS: N/A**

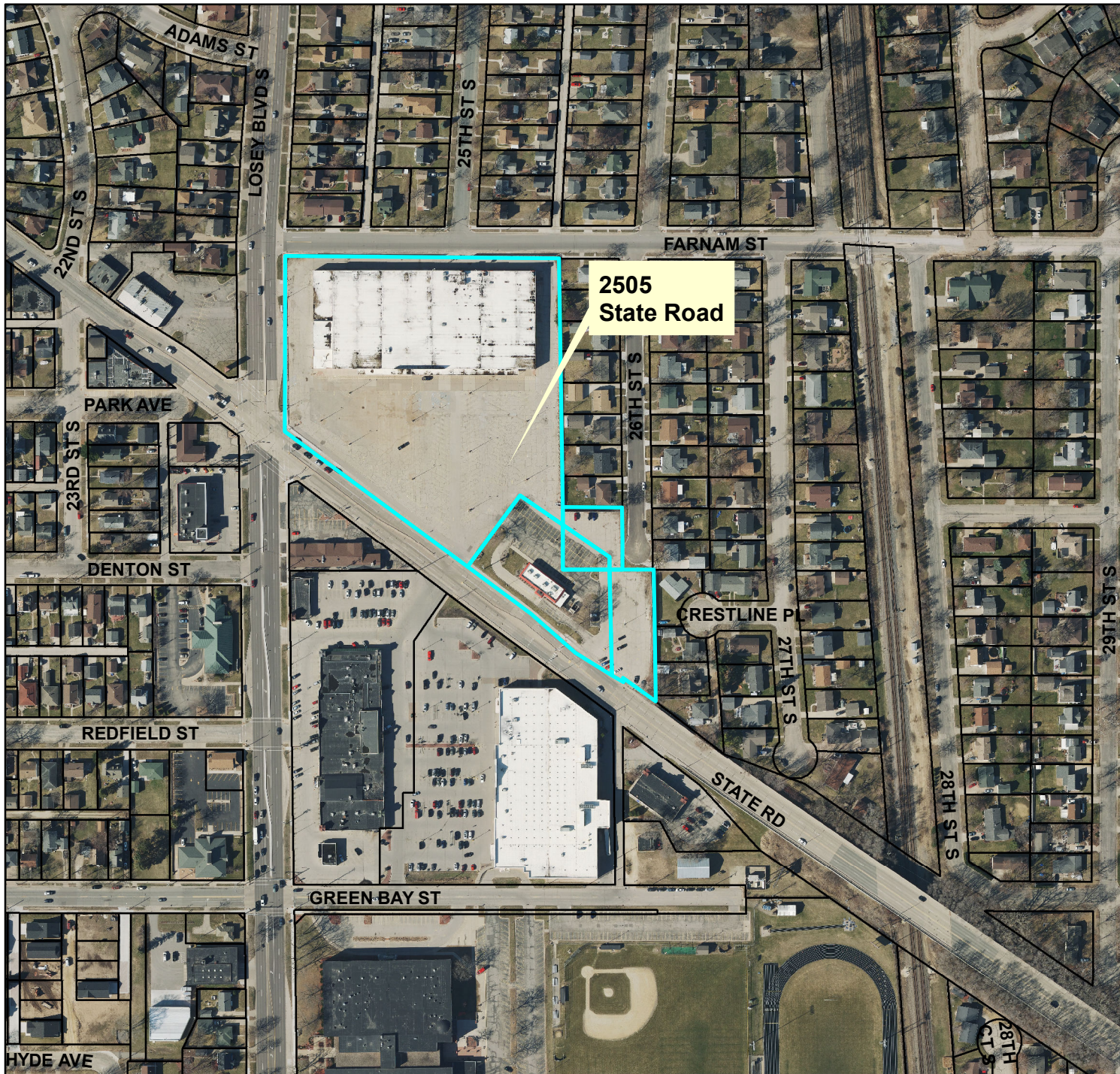
Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map of the Comprehensive Plan depicts this area as Single-Family Housing (17-40107-90) and (17-50298-35) as Commercial. The rezoning from Residential to Local Business would not be in agreement with the Future Land Use map; however, given its historic use as a parking lot, and lack of any existing residential structure the rezoning would not cause a reduction in the amount of single-family housing offerings. The rezoning could facilitate in-fill redevelopment in an established neighborhood and this is a goal stated multiple times throughout the Comprehensive Plan.
























Ø **PLANNING RECOMMENDATION:**

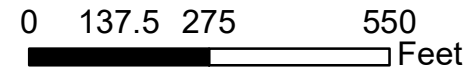
Planning staff recommends approval of the proposed rezoning of Single-Family Residence District to the Local Business District at 2505 State Road.





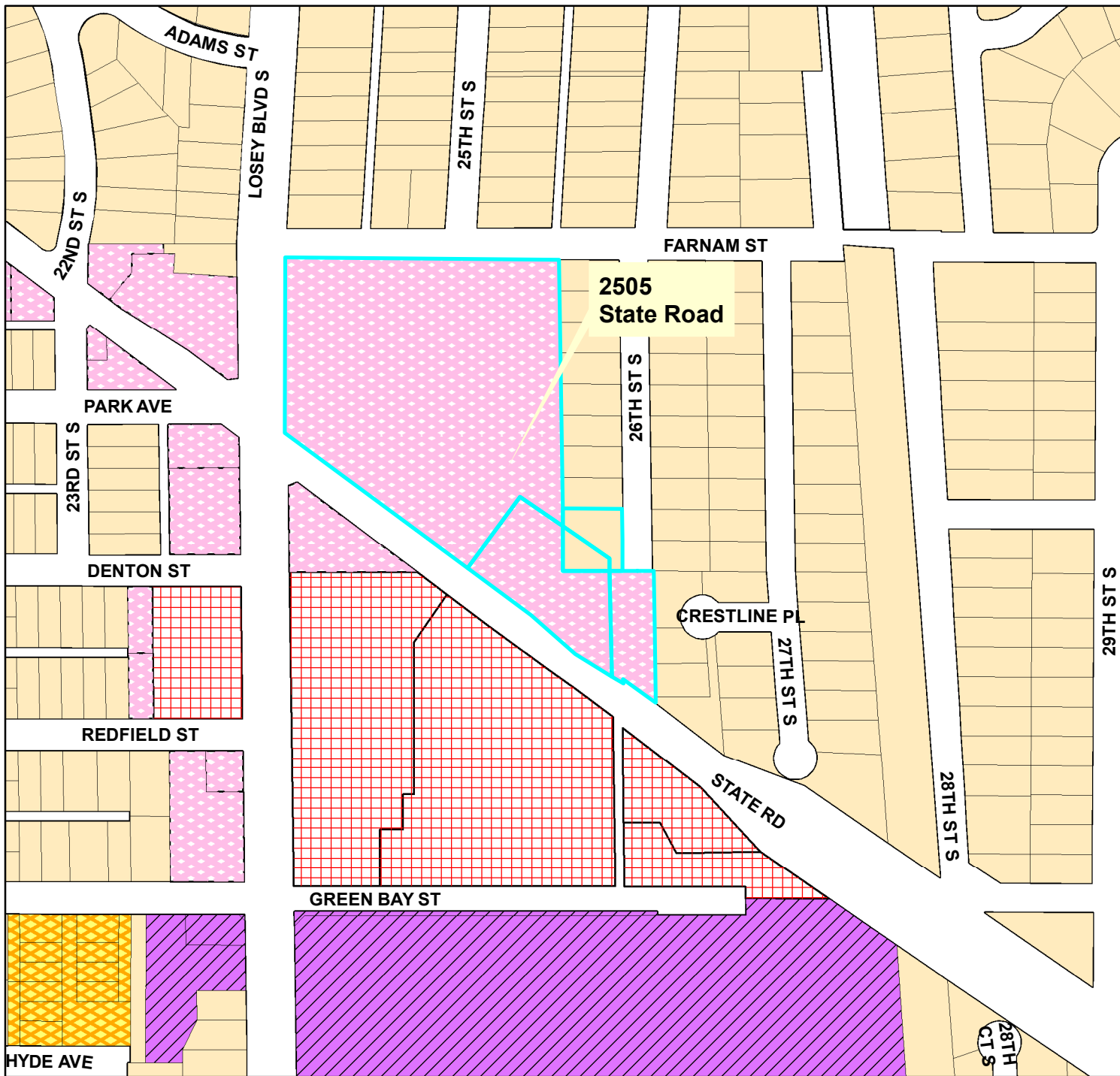
# BASIC ZONING DISTRICTS

-  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



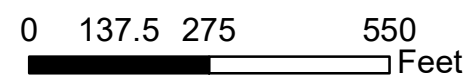
**PC20-1465**  
**PC20-1218**





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