

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 4, 2019**

➤ **AGENDA ITEM – 19-1519 (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 Multiple Dwelling District to the Public and Semi Public District to closer match the existing use and future use of the parcel at 3501 Park Lane Drive.

➤ **ROUTING:** CPC 11/4/19; J&A 11/5/19

➤ **BACKGROUND INFORMATION:**

The applicant (La Crosse County) is proposing to transfer the property depicted in attached MAP PC19-1519 from the R5-Multiple Dwelling District to the Public & Semi-Public District in order to expand their transportation facilities. Currently, this parcel includes Carroll Heights Apartments, Hillview Assisted Living Facility, Town of Shelby baseball fields, and La Crosse County's Highway shop and storage buildings.

Currently, Carroll Heights and Hillview are permitted in the R5-Multiple Dwelling while the ball fields and La Crosse County's highway buildings are legal, non-conforming uses. This status does not allow for the expansion of these uses.

➤ **GENERAL LOCATION:**

3501 Park Lane Drive, just east of 33rd Street S.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map depicts this parcel as Parks and Conservancy, which includes the Public and Semi-Public zoning district.

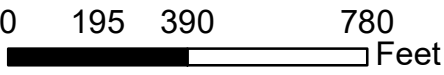
➤ **PLANNING RECOMMENDATION:**

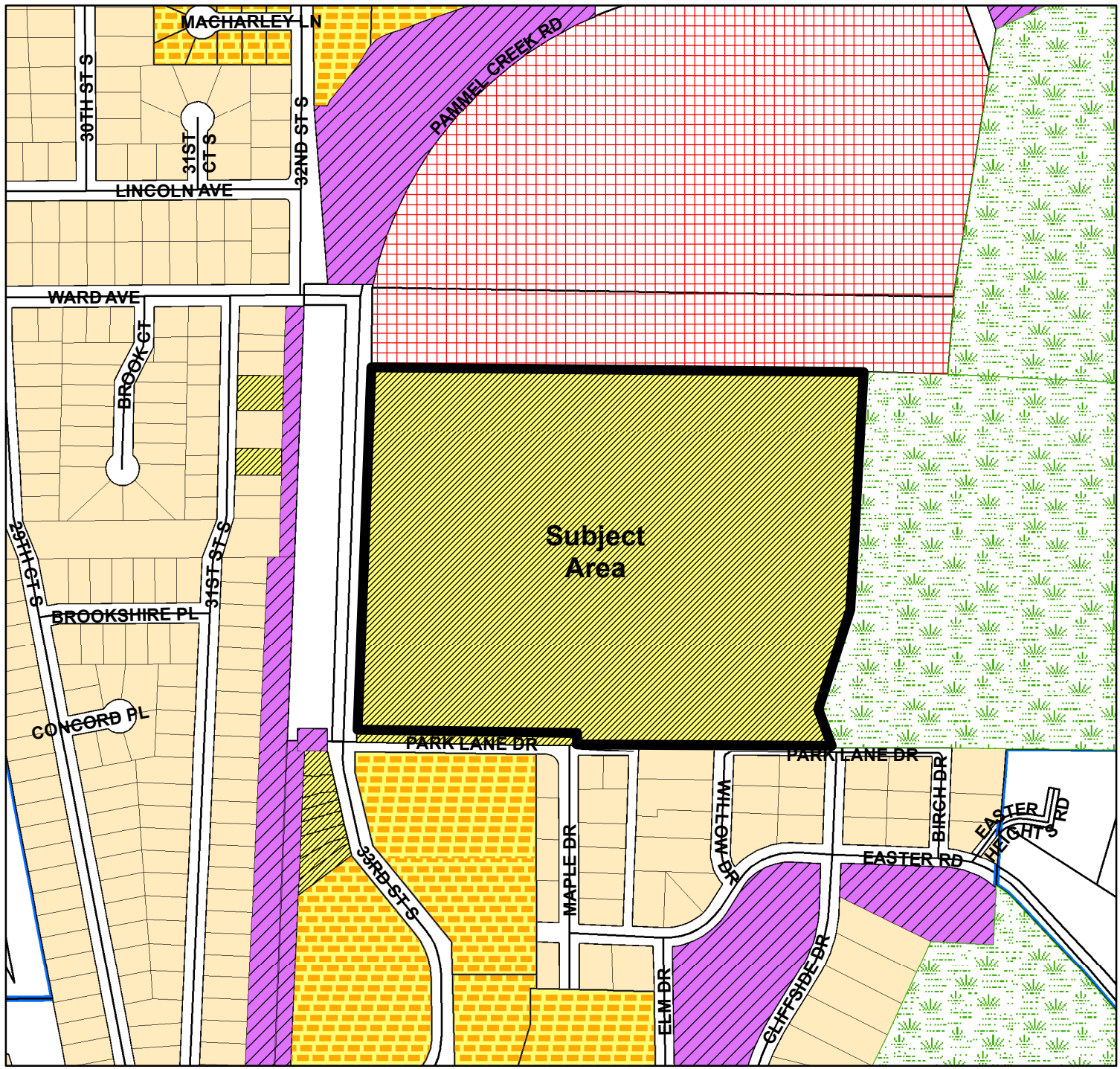
Since all of these facilities, including the parcel, are owned and/or operated by La Crosse County, rezoning this parcel to Public and Semi-Public would make all of the uses conforming. **This item is recommended for approval.**



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
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