Agenda Item 26-0513 (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 Planned Development District - General to the Planned Development District - General & Specific, allowing for the construction of a mixed-use development including an office, warehouse, and operational facilities at 1325 St. Andrew Street.

General Location

Western half of tax parcel 17-10289-40, draft Certified Survey Map is attached to the legislation. Lower Northside and Depot Neighborhood Association.

Background Information.

Borton Development is listed on the rezoning application as owner of the site, which is under the Stizo Development name. Borton's Construction office would like to build a new facility for their office and shop. The remainder of this site would be rezoned later once those plans move forward. Through this rezoning process they are also requesting an exception to the design standards to allow parking closer to the street than the building, as explained in detail on page 2 of the rezoning narrative.

Recommendation of Other Boards and Commissions

This parcel was previously rezoned from Heavy Industrial to Planned Development on October 11, 2012. There were other proposed uses on this site from then until now which required various PDD-General applications that were all approved. Plans for the commercial building were reviewed by the Commercial and Multi-Family Design Review Committee at their May 26, 2026 meeting. While many of the outstanding issues from that meeting were resolved through final submittal of plans with this rezoning application, there are still a few other issues to be resolved.

Consistency with Adopted Comprehensive Plan

This parcel is part of N-9, Lower Northside and Depot Neighborhood. Commercial and Industrial uses are Acceptable.

Staff Recommendation

Approval, including approval of exception to the design standard to allow parking closer to the street than the building on St. Andrew Street, contingent on final resolution to all issues addressed at the Commercial and Multi-Family Design Review Committee process.

Routing J&A 6.30.26

BASIC ZONING DISTRICTS

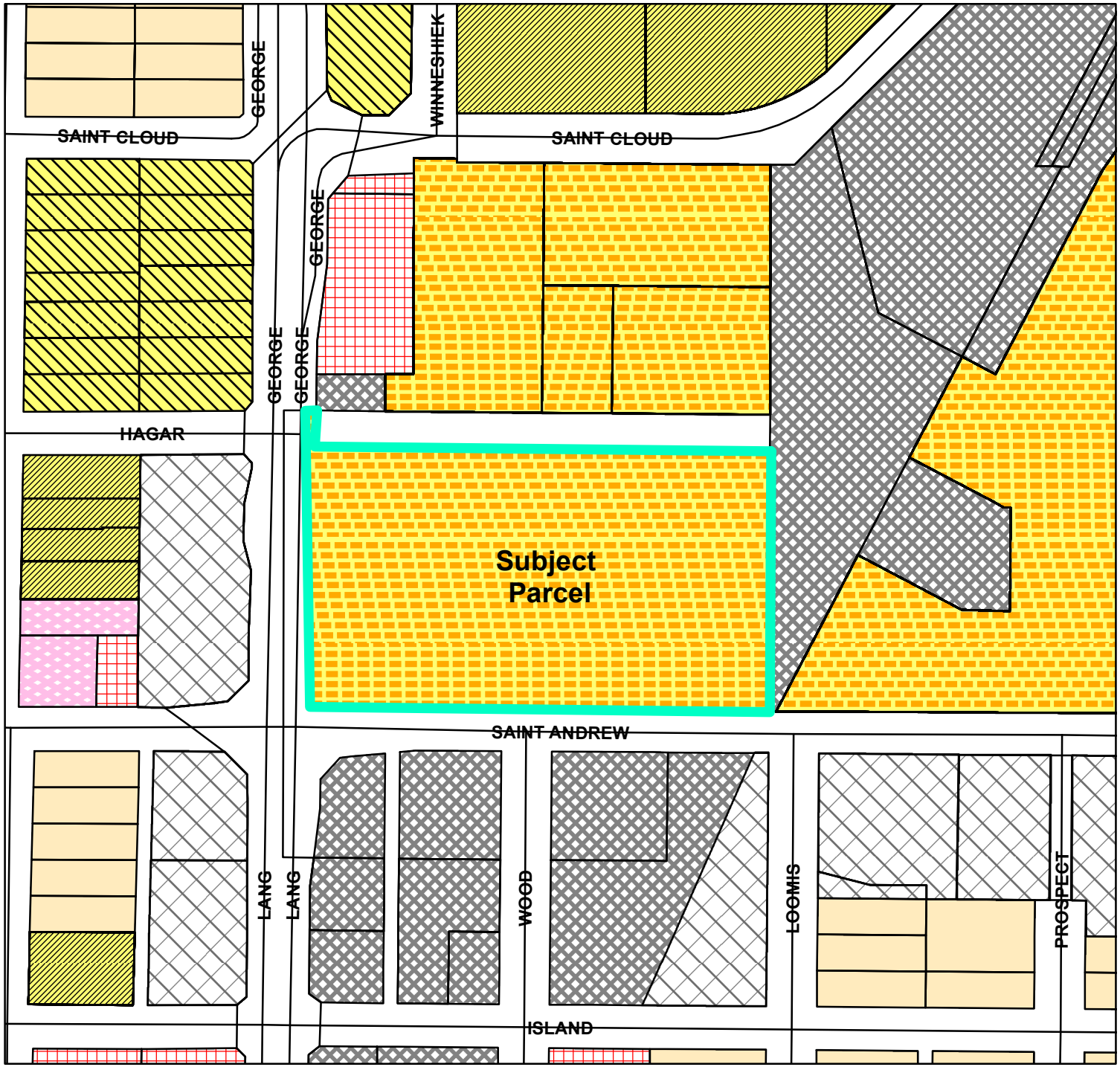
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY

N W E S

0 90 180 360 Feet

City of La Crosse Planning Department - 2026

PC 26-0513



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

N W E S

0 90 180 360 Feet

City of La Crosse Planning Department - 2026

PC 26-0513