

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 28, 2020**

➤ **AGENDA ITEM – 20-1293 (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 Multiple Dwelling District to the Commercial and Light Industrial allowing continued use of a community center and school with addition to the maintenance shop at 1305, 1321 and 1415 St. James Street.

➤ **ROUTING:** J&A 9/29/2020

➤ **BACKGROUND INFORMATION:**

The property owner, the Housing Authority of La Crosse, is requesting a rezoning of 1305 and 1321 St. James St. to Commercial and 1415 St. James St. to Light Industrial. 1305 St. James St. is the Boys and Girls Club (community center) and 1321 St. James St. is the Margaret Annett Head Start (school). 1415 St. James St. is a maintenance shop for the La Crosse Housing Authority. The La Crosse Housing Authority would like to construct an addition to the maintenance shop at 1415 St James St. If 1415 St. James St. was rezoned to Light Industrial the proposed new addition would not need to comply with City of La Crosse Commercial Design Standards. In addition to the rezoning the La Crosse Housing Authority submitted a certified survey map on September 14 to reset the boundary lines that would reconnect the existing parking lots and playground to their associated structures. The certified survey map is currently under review and has been conditionally approved by our Chief Building Inspector, pending the rezoning approval.

The parcels of interest are currently zoned R-5 Multiple Dwelling. The Future Land Use map from the Comprehensive plan specifies that the two westernmost properties 1305 and 1321 St. James St. (10300-390, 10300-395) be Medium/High Density Housing, and the easternmost property 1415 St. James (10690-130) be Light Industry.

The rezoning of 1305 and 1321 St. James St. to Commercial would allow the existing uses to remain and allow for future flexibility of use. The rezoning to Light Industrial of 1415 St. James would permit an existing non-conforming La Crosse Housing Authority Maintenance Shop and maintain a buffer between the housing to the west and Heavy Industrial district to the east.

➤ **GENERAL LOCATION:**

Northeast of the intersection of Wood St. and St. James St. West of Crown Beverage Packaging Incorporated and Northwest of Reinhart Food Service LLC., south of the Schuh Homes Development.

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

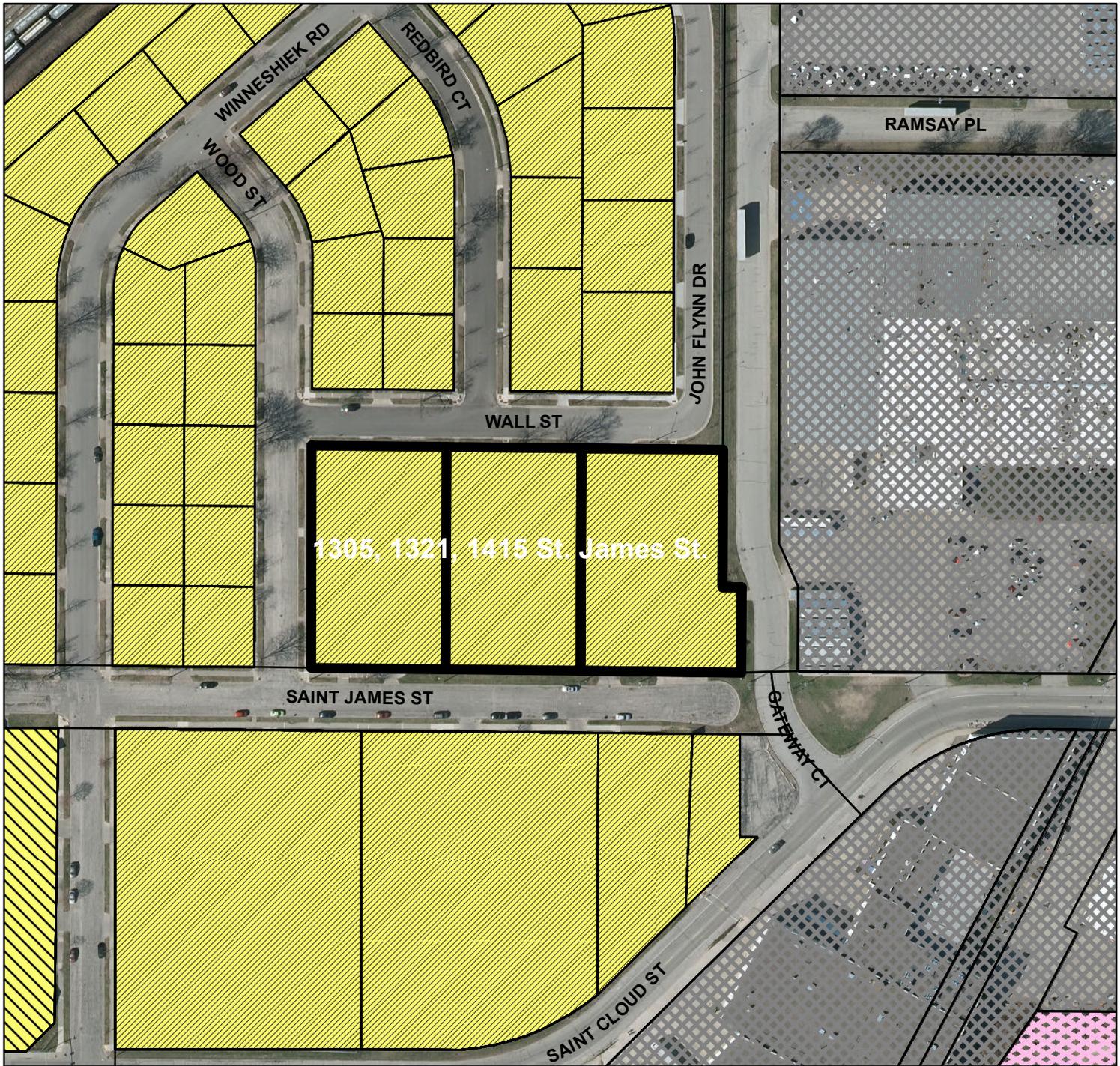
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This rezoning of 1415 St. James St. would be in agreement with our Comprehensive Plan, as illustrated in the Future Land Use map recommended zoning change to Light Industrial. The rezoning of 1305 and 1321 St. James St. would **not** be consistent with the Future Land Use map; however, the Commercial Zoning district better conforms with the current and probable future use.

➤ **PLANNING RECOMMENDATION:**

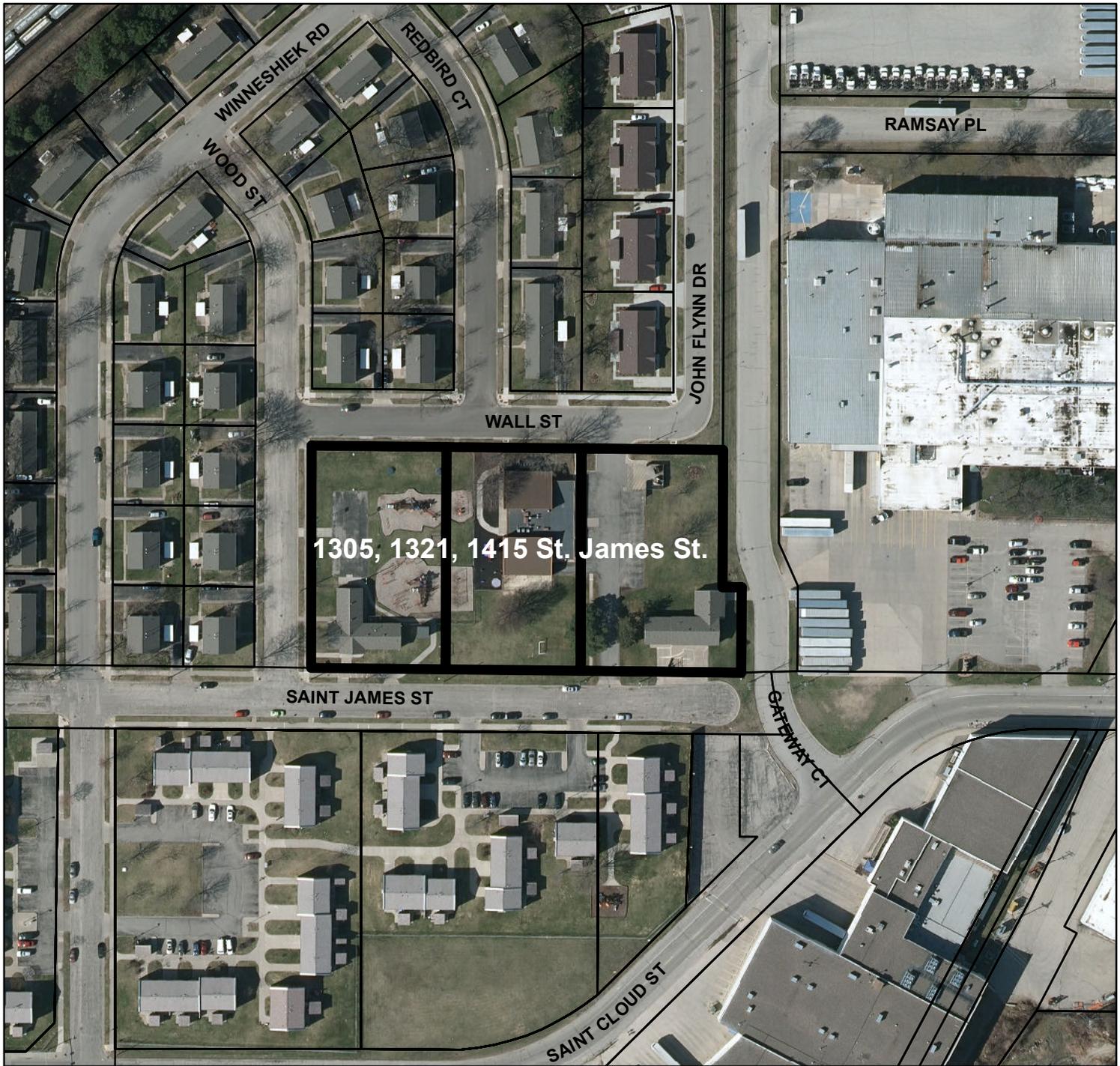
Planning staff recommend approval of this rezoning.



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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