

Agenda Item 25-0526: (Jenna Dinkel)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Residence District to the Public & Semi-Public District, allowing for the construction of a new elementary school at 803 & 807 East Ave. S. and 1739 Winnebago St.

General Location

Council District 7, Weigent Hogan Neighborhood Association. Located on the Market and Mississippi between East Ave and 19th St. The property is surrounded by R1 – Single Family and R2 – Residence District.

Background Information

The School District of La Crosse is submitting a rezoning petition to transfer the property on the 1800 block of Winnebago from the Residence District to the Public and Semi-Public District. The property is being rezoned to better align with the future use of the parcel and due to height restrictions in the Residence District. The applicant states the future building will be eight feet too tall for the thirty-five-foot height restriction in the Residence District.

The future use of the parcel is a new elementary school. Last year, the school board voted to go to referendum to consolidate Emerson, Spence, Hintgen, and State Road. This would be accomplished by an addition to State Road Elementary and a new elementary school at the Hogan Administration site. This referendum passed last fall, and the School District is moving forward with the project to build a new elementary school at this site.

The School District of La Crosse has held three community meetings leading up to this rezoning petition. On March 12, 2025, they held a community meeting at the Hogan Administration building and stated the feedback was overall positive. After this meeting, the building setback off Market Street was moved to address shadowing concerns from the neighbors. On April 14, 2025, the School District gave a presentation to the Weigent-Hogan Neighborhood Association and stated the feedback was positive. On May 7, 2025, another community meeting was held at the Hogan Administration building and the School District stated the feedback was positive and attendants stated the changes that were made were appreciated.

Recommendation of Other Boards and Commissions.

The new elementary school design will go through the design review process and is going to preliminary design review on May 30, 2025.

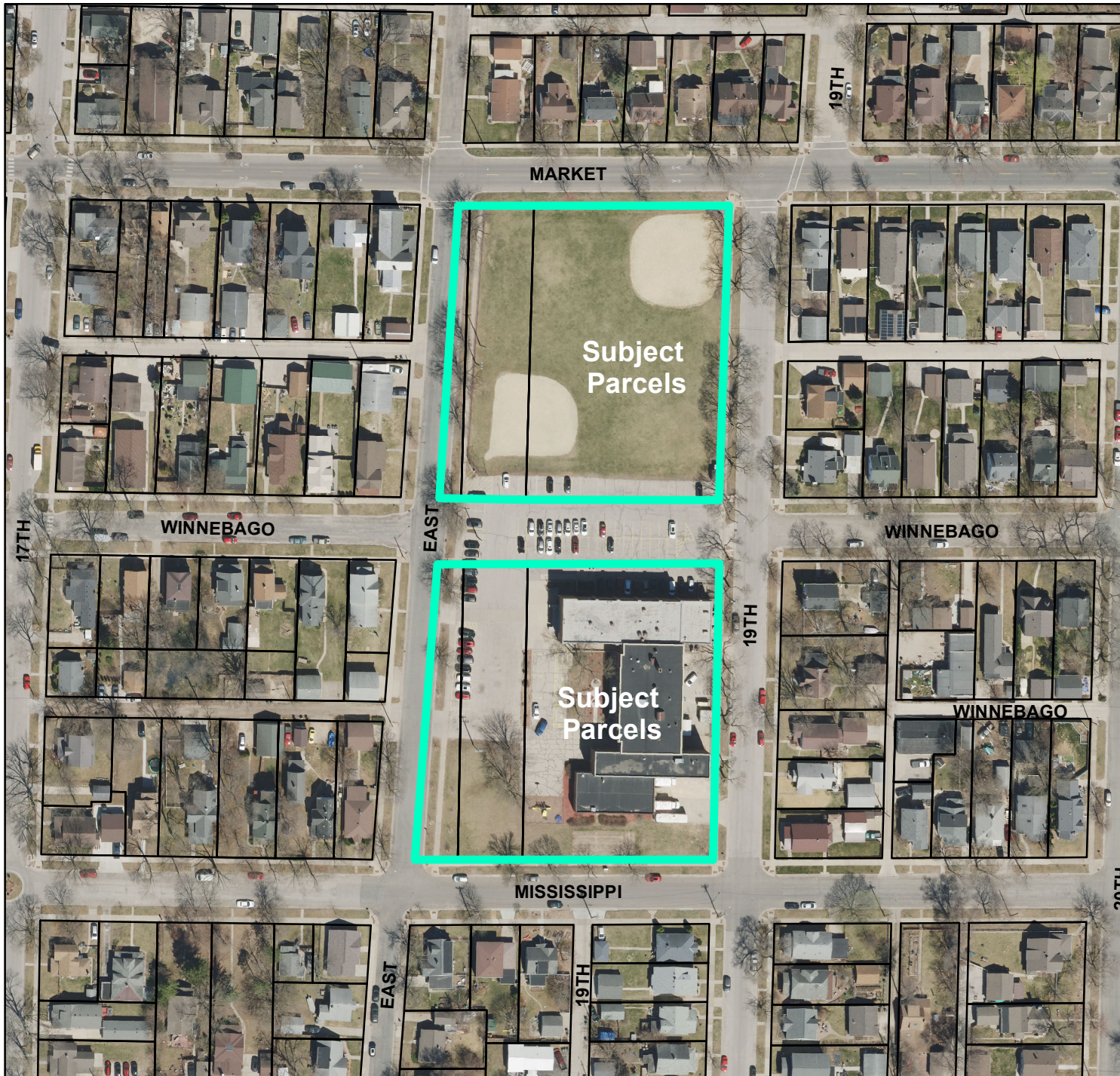
Consistency with Adopted Comprehensive Plan

This parcel falls within the Weigent Hogan Neighborhood which identifies institutional as an allowable land use. Institutional use includes schools, civic buildings, and not-for-profits. The Comprehensive Plan states that where schools are located can impact the degree of service they provide. The School District states that the Hogan site is centrally located and that 57% of students will live closer to their new school location. The use as an elementary school at this location is consistent with the Comprehensive Plan.

Staff Recommendation

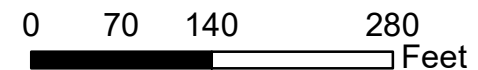
Approval – Staff recommends approval.

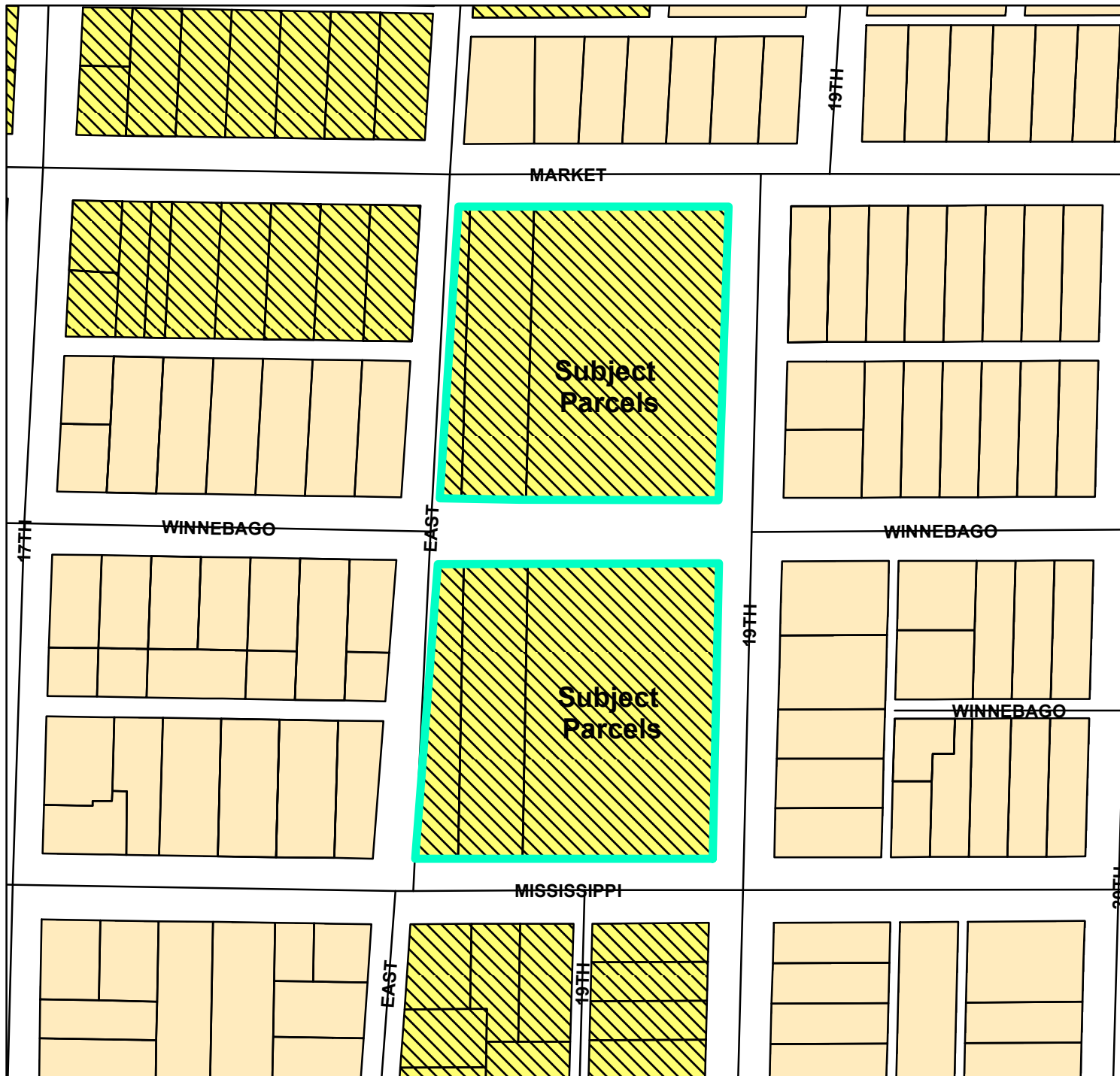
Routing J&A 6.3.25



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





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



0 70 140 280 Feet