

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 29, 2018**

➤ **AGENDA ITEM – 18-1467 (Lewis Kuhlman)**

Final RePlat of Part of Navy Reserve Addition to the City of La Crosse, La Crosse County, Wisconsin.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

The intent of this replat is to build 10 cottage-sized homes facing east-west around a shared green space. There are currently 8 parcels facing north-south. The rezoning for the site was approved contingent on approval of the plat. The neighborhood was involved in the conceptual design process. The houses will not have design requirements, but the shared open space will (including stormwater). These parcels have been vacant since 2009 and with homes valued at \$175-225k, this will be an improvement to the city's tax base.

➤ **GENERAL LOCATION:**

On the south side of Green Bay St. less than a block west of Losey Blvd. as depicted in Map 18-1121.

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

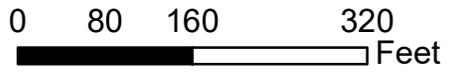
Previous Common Council approvals: Development agreement approved 4/12/2018; rezoning approved on the condition of re-platting 8/9/2018; preliminary plat approved 9/13/2018.

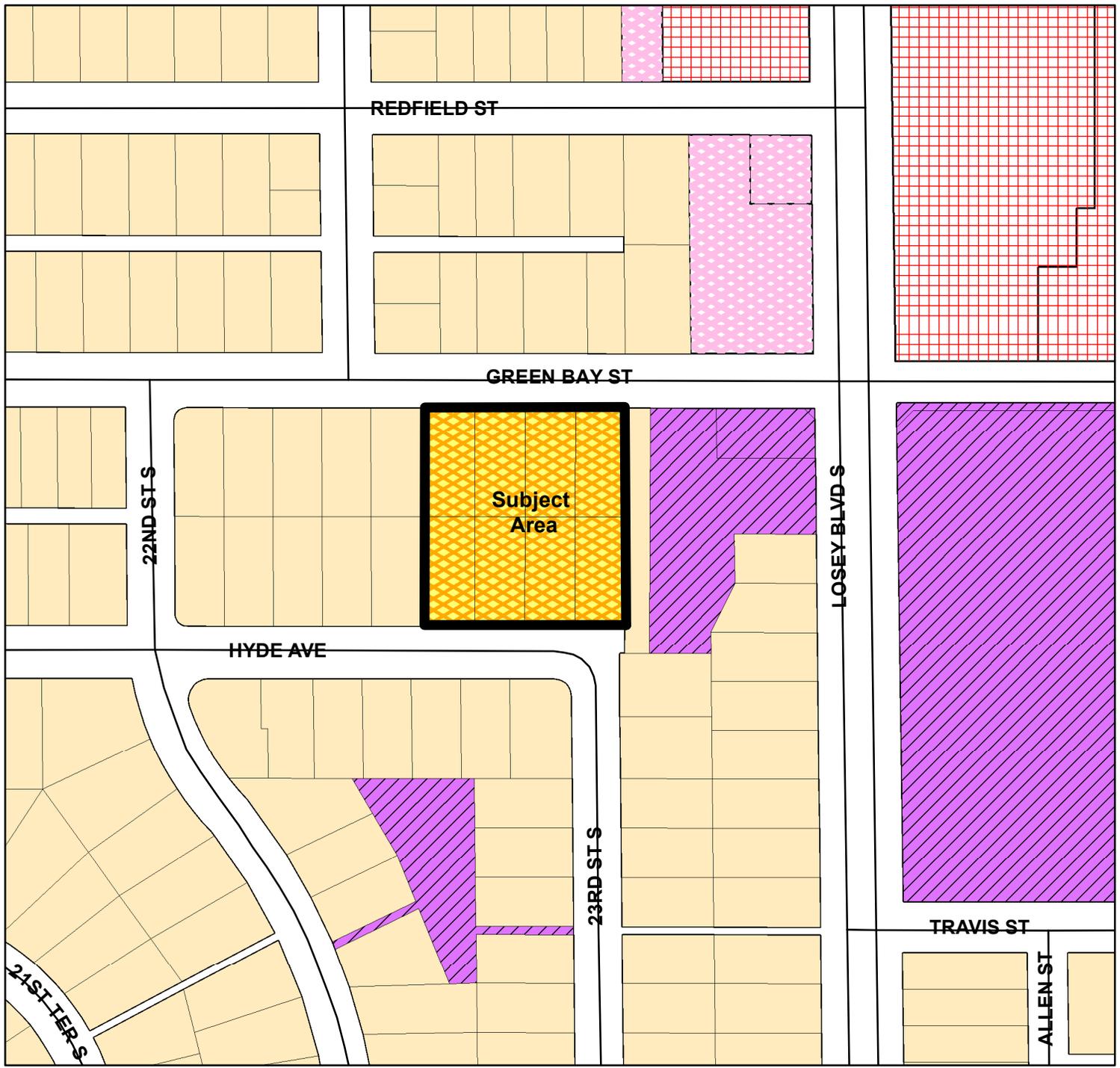
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows the area as Single Family Residential. Land use objectives encourage maintaining traditional urban character and targeted redevelopment, which is consistent with this item.

➤ **PLANNING RECOMMENDATION:**

Approval – planning staff have been working on this project for years and look forward to a successful sale of the land in November.





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

