



City of LaCrosse Parks, Recreation & Forestry

400 La Crosse Street. La Crosse WI 608-789-7533 www.cityoflacrosse.org/parks

City Planning Commission – Feb 3rd, 2020

Zoning request for City owned parcels 129 & 133 29th St S

Request for Zoning Change Narrative-

City parcels located on 29th St S (129 & 133) have been identified as locations for a neighborhood trail access is part of the trail network plan referred to as Grandmas Gateway. These parcels were identified because they were already under the ownership of the City of La Crosse. They currently and have historically been used as public access points to Grandad Bluff.

Our earliest record dates back to the late 1800's, when the bluff was being quarried. During this time the cable tram used to move material from the bluff down to Main Street through the City parcels on 29th St S. This use is estimated to have taken place until the 1930's. When the quarrying company vacated the bluff the remaining infrastructure (roads, railroads, etc.) made a great base for trails.

In the 1950's, trails referred to as Bittersweet and the Burr Oak trail followed the abandoned infrastructure of the quarrying company. The parcels on 29th St S have remained vacant partly because the slope makes them undevelopable, but additionally because these parcels are still serving as access points to the public land.

Grandad Bluff Park was identified as a trail project opportunity in 2017. The Outdoor Recreation Alliance secured a grant in 2018 to pursue a trail plan for this area. The parcels on 29th Street were identified as neighborhood access points for neighboring residents to access the trail system. Concerns regarding the safety of the access point was raised through public engagement by the Parks Department. In addition to the professional opinions from the City of La Crosse Police Department and City Fire Department, the Parks Department has hired a third-party engineering firm to provide their recommendation regarding safety and analysis of the plan to ensure that best practice environmental standards are met.

It is unknown why these two city parcels were zoned as R1- Residential, and based on the past, current, and future use we believe that these parcels should be rezoned appropriately to conservancy. The Parks Department is not proposing to change the current use of the properties, but to improve the access points for the safety of users accessing the public land.

The City Police and Fire Departments assisted in the trail access design for 29th St S that can be seen on the reverse page. The design includes clearing of cull trees to create clear sight lines and a landing area off of the street. Creating a channel for incoming and exiting users was identified as a way to slow users entering and exiting the trail system. The design is rustic in nature and would be consistent with Conservancy District land zoning district.



City of LaCrosse
Parks, Recreation & Forestry

400 La Crosse Street. La Crosse WI 608-789-7533 www.cityoflacrosse.org/parks

GRANDMAS GATEWAY 29TH ST ACCESS

