

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 3, 2018**

➤ **AGENDA ITEM – 18-1548 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public and Semi-Public District to the Traditional Neighborhood District - General allowing multi-family, mixed use development at 1305 7th St. S.

➤ **ROUTING:** J&A 12/04/18

➤ **BACKGROUND INFORMATION:**

This .337 acre parcel was formerly Farnam Park and contained tennis courts. The applicant purchased the parcel for \$1 and intends to combine the parcels on this block and resell it to a developer to build a mixed-use development. No details on the site development have been created, but it must meet design standards.

➤ **GENERAL LOCATION:**

Powell-Poage-Hamilton Neighborhood on the corner of 7th St. & Farnam St., about a block from South Ave. as depicted in MAP 18-1548.

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

[17-1115](#), the Board of Park Commissioners declared Farnam Park surplus land. [17-1159](#), the Common Council approved a resolution selling Farnam Park to the Gundersen-City of La Crosse Neighborhood Development Corporation (JDC) for \$1.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows the property as Traditional Neighborhood Development, which includes a variety of housing types and small-scale business, and where “parks and other public spaces are integrated with other land uses.” The plan has a land use objectives to target redevelopment in distressed neighborhoods, improve underused sites, and establish a balance between the built and natural environment. It also has a parks, recreation, and open space objective to “prohibit the sale of any existing parks or open space except under very specific conditions,” such as “the parkland is deemed to be of little value or does not serve resident needs and revenue from said sale will allow the creation of more park/open space land in areas where need is greater.”

➤ **PLANNING RECOMMENDATION:**

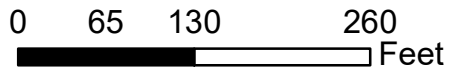
Approval – the zoning is consistent with the Comprehensive Plan.

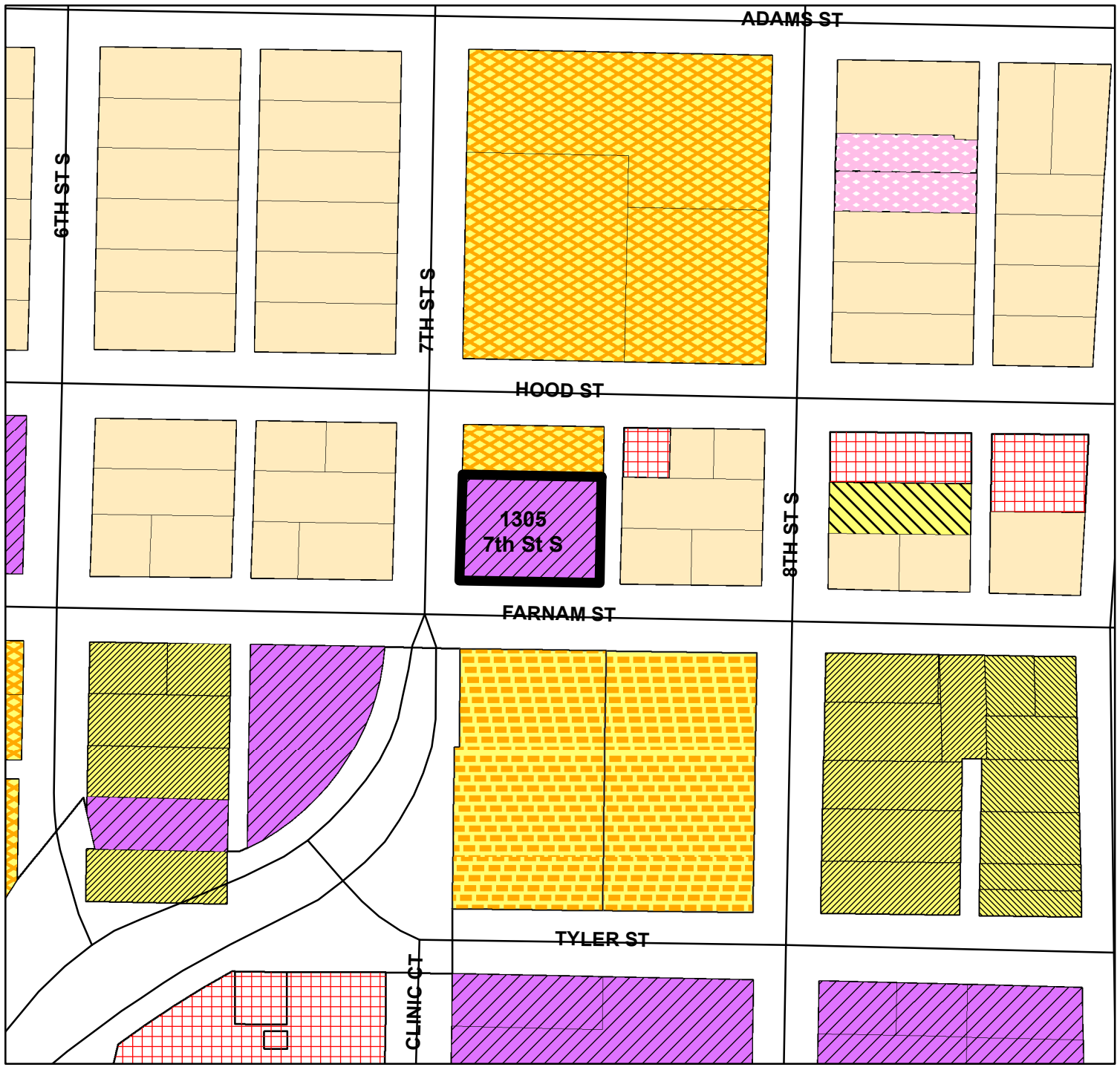


BASIC ZONING DISTRICTS

	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
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	FW - FLOODWAY
	A1 - AGRICULTURAL
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