

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 4th, 2018**

➤ **AGENDA ITEM – 18-1121 (Lewis Kuhlman)**

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

➤ **ROUTING:** CPC and 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 house valued at \$175-225k, will improve 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:**

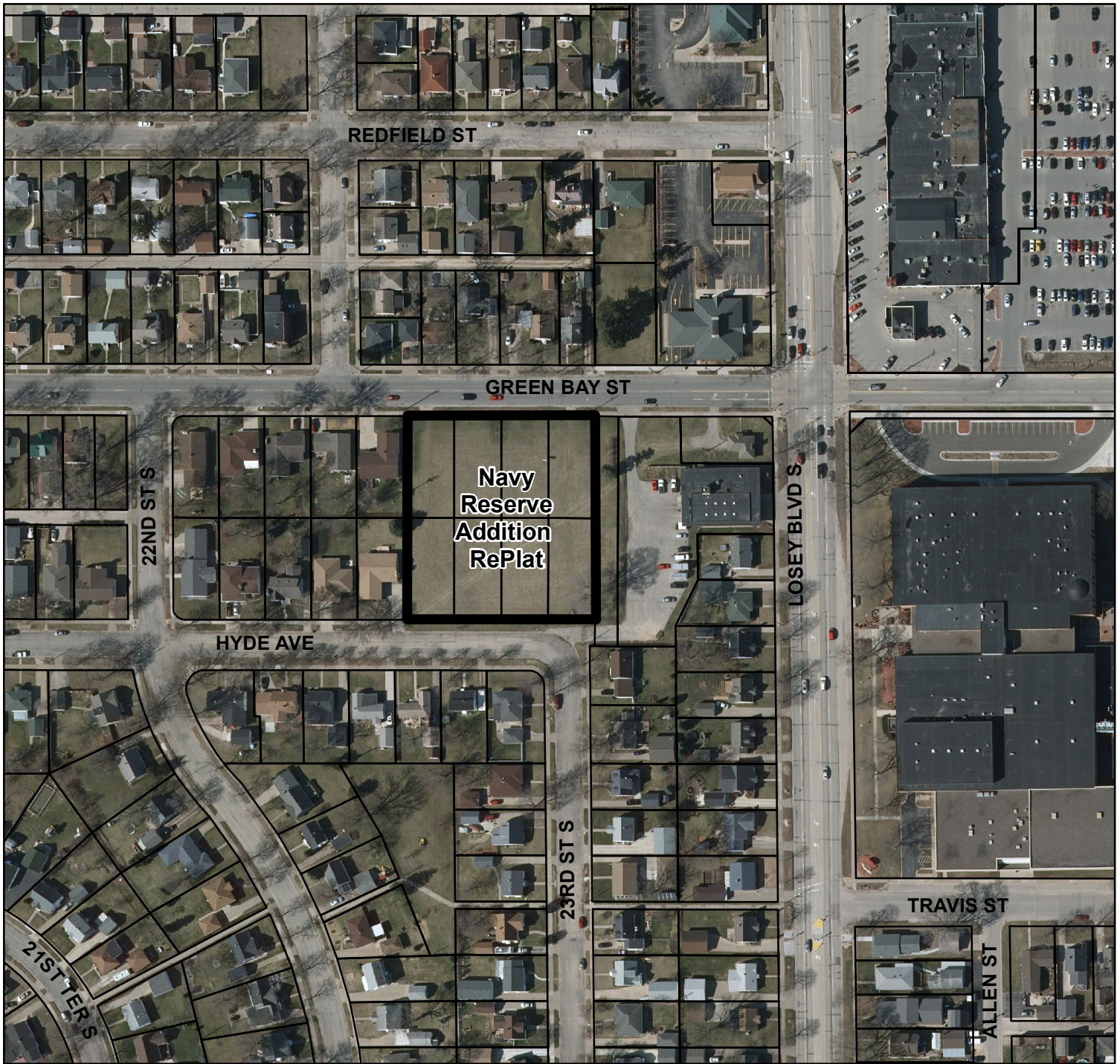
Development agreement approved 4/12/2018; Rezoning approved on the condition of re-platting 8/9/2018.

➤ **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.

➤ **PLANNING RECOMMENDATION:**

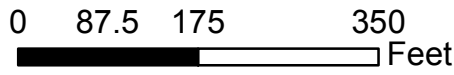
Approval – planning staff have been working on this project for years and look forward to a successful sale of the land in November.

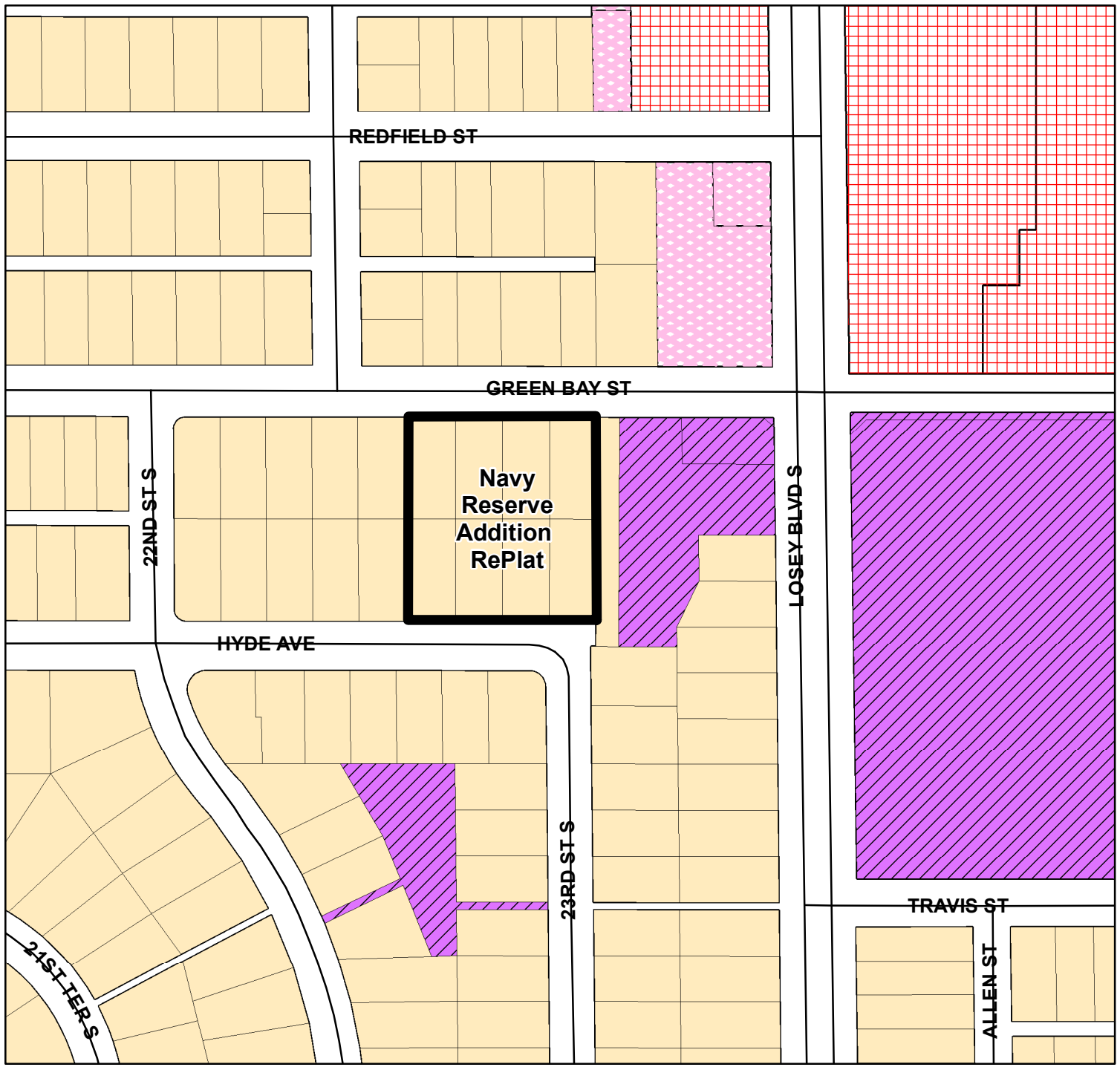


BASIC ZONING DISTRICTS

	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
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	FW - FLOODWAY
	A1 - AGRICULTURAL
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