

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 4, 2022**

➤ **AGENDA ITEM: 21-1689 (Andrea Trane) (Referred)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood Development District - Specific to the Traditional Neighborhood Development District - Specific allowing for the conversion of first floor retail/commercial area to four residential units at 703 Farnam St.

➤ **ROUTING:** J&A 3.1.22

➤ **BACKGROUND INFORMATION:**

The redevelopment of this site, formerly a storage building and Farnam Park, is a project of the Joint Development Corporation (JDC), a partnership between Gundersen Health System and the City of La Crosse.

The current specific zoning is based on a 46-unit residential development with first floor commercial. The development agreement with the JDC required the developer to market this property for commercial use through December 2021 and if at that time they could not find a tenant, they would have the option to request that the space be converted to residential. After working with two commercial brokers, they have not been able to find a commercial tenant and are request that change, which requires a change to the specific TND zoning. The agreement with the JDC and developer and also the grant through the County's Neighborhood Revitalization Committee have been amended to reflect this project being all residential. This item was referred at the February Council meeting due to there being a commercial interest in this site. As of the time of this report, that negotiation is still happening.

➤ **GENERAL LOCATION:**

The corner of Hood/7th/Farnam Streets, Powell-Poage-Hamilton Neighborhood Association, Council District #9.

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

This change was approved by the JDC on 11/30/21.

➤ **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 businesses. This project is consistent with this land use as it includes high density housing.

➤ **PLANNING RECOMMENDATION:**

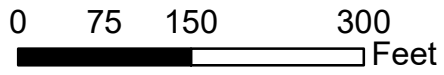
Approval – This item was referred from February in order to permit the applicant to request flexibility in being able to use the ground floor for both commercial and residential uses. Staff has spoken with the applicant since this item was referred. The applicant stated that at this time they would like to pursue residential only per the original application.

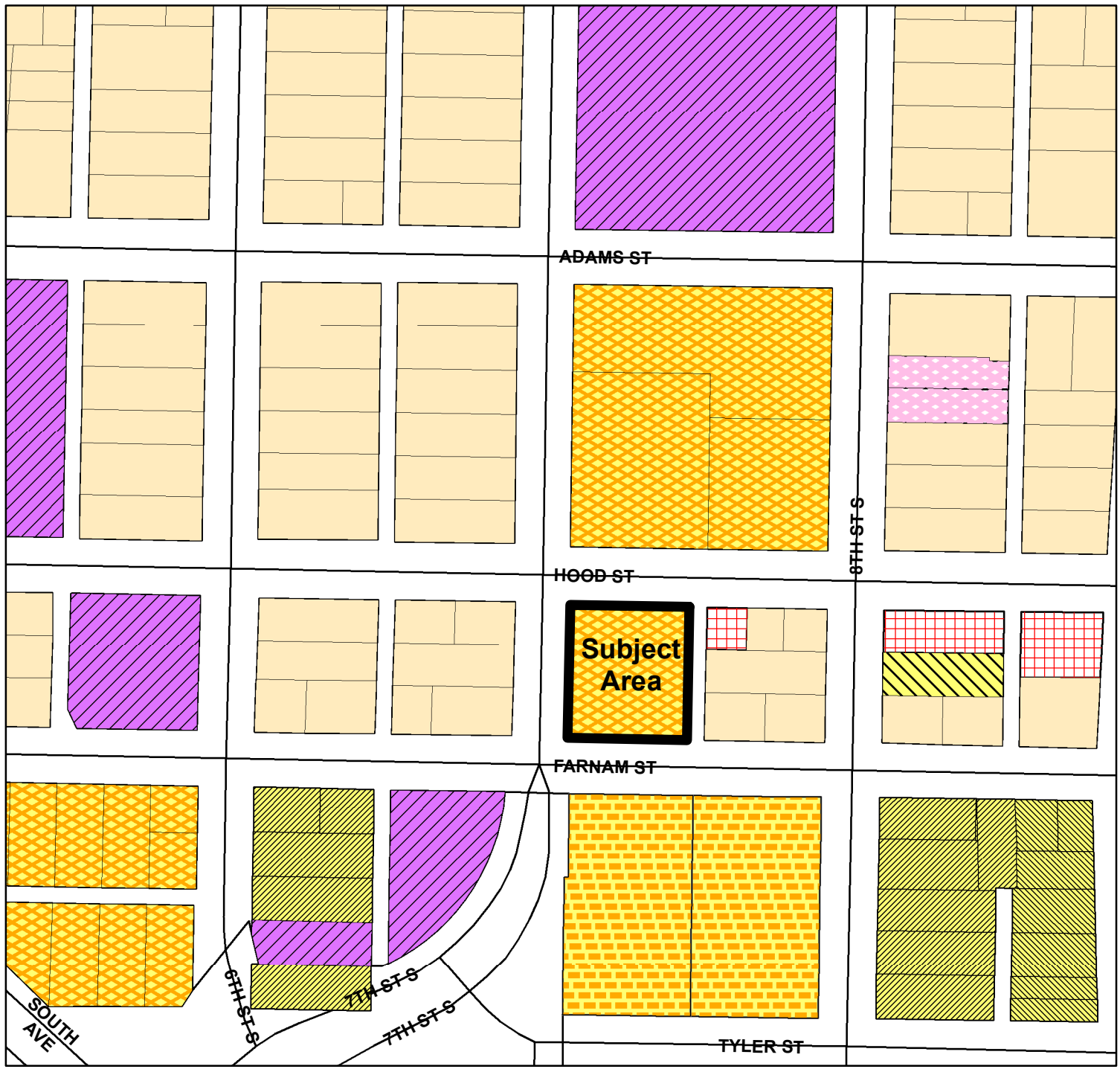


BASIC ZONING DISTRICTS

	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

