

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
January 31, 2022**

➤ **AGENDA ITEM – 21-1689 (Andrea Trane)**

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 2.1.22

➤ **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 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. Now, 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

This item was approved by CPC and J&A last month. However, a referral at the January 2022 Council meeting was made because it was brought to staff's attention that there was an Acquisition and Demolition grant awarded for \$100,000 to the JDC that indicated the property would include commercial. If the property were to change to all residential, it would be out of compliance with the grant. Therefore, the County's Neighborhood Revitalization Grant Committee reviewed a request to amend that grant agreement to all for 100% residential, which was approved at their January 25, 2022 meeting.

➤ **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. CPC also approved this at the 1.4.22 meeting.

➤ **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:**

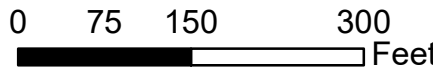
This item is recommended for **APPROVAL**.

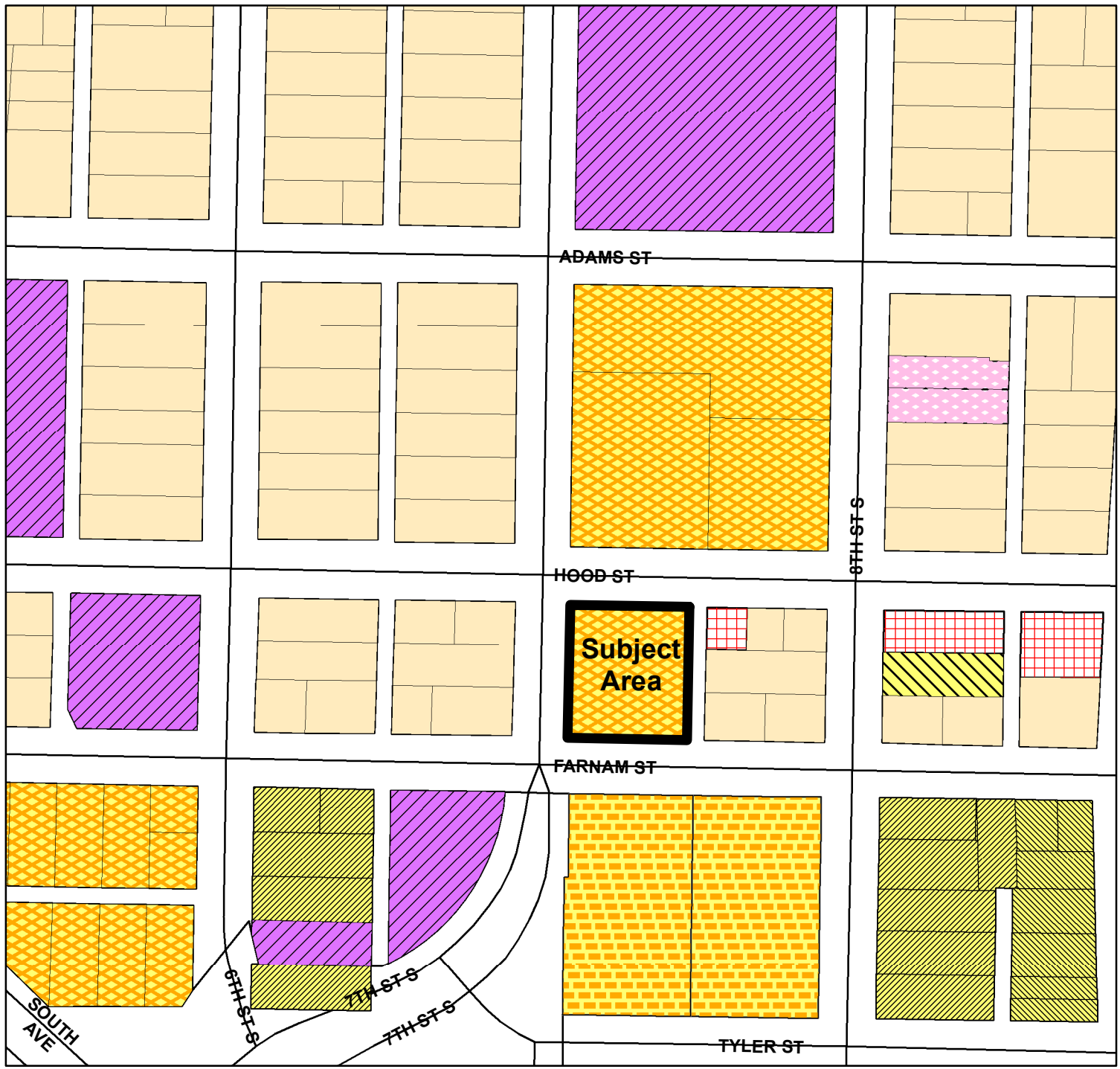


## BASIC ZONING DISTRICTS

	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
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