

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 4, 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 1.4.22

➤ **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

➤ **GENERAL LOCATION:**

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

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

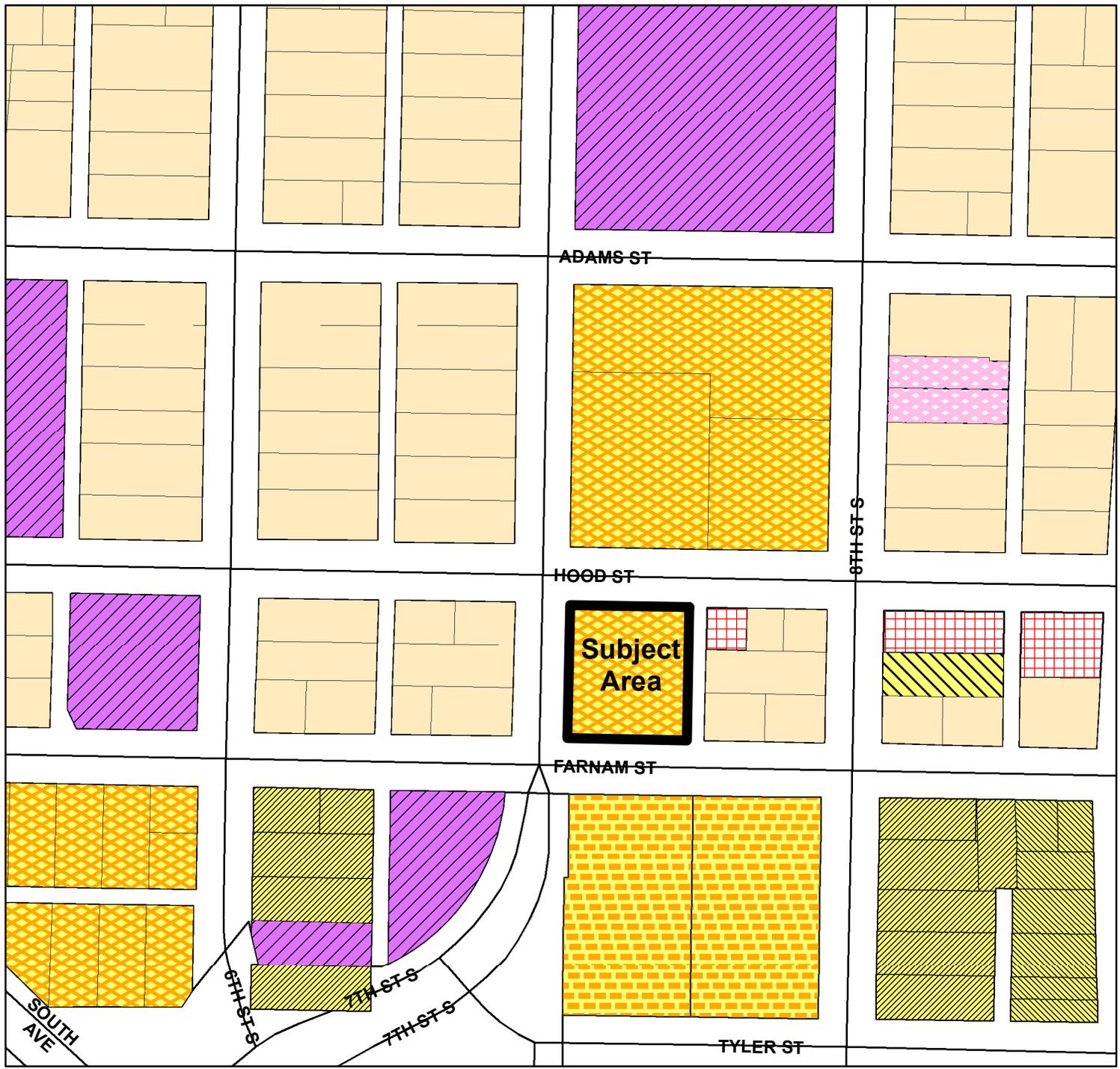
This change was approved by the JDC on 11/30/21.

➤ **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.

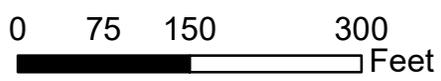
➤ **PLANNING RECOMMENDATION:**

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
- EA - EXCLUSIVE AG
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