

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

➤ **AGENDA ITEM – 18-0510 (Caroline Gregerson)**

Resolution authorizing a land swap of property between Impact Seven, Inc. and the City of La Crosse for land near the Kane Street Garden.

➤ **ROUTING:** F&P

➤ **BACKGROUND INFORMATION:**

The City of La Crosse is partnering with Impact 7 to affordable housing and a community center on city-owned property. The City has funded this project with a \$700,000 Community Development Block Grant loan. The initial plan was to develop the city-owned property at 733 Kane St. This was approved by Common Council in 2017. Impact 7 was going to do additional development at 1109 Saint James St and 901 George St. Both sites are in the flood plain and Impact 7 significantly underestimated the cost of developing in the flood plain. To make this project financially feasible – Impact 7 has request a land swap.

This would involve the transfer of approximately one-half of the southern end of the parcel owned by the City of La Crosse at 833 Kane St (29,000 square feet) in exchange for property owned by Impact 7 1109 Saint James St and 901 George St (18,949 square feet). The land owned by the City is currently gardened by the Hunger Task Force as a community garden. The land owned by Impact 7 currently has two single family homes on them.

The land swap would mean that 29,000 square feet at 833 Kane St would now become parking and a community center (in partnership with the Hunger Task Force). This would be taxable land owned by Impact 7. For the future city-owned property at George and Saint James, Impact 7 would be responsible for tearing down the homes at 1109 Saint James St and 901 George St and the Hunger Task Force would begin gardening this land. (The City would continue to lease out the land in the swap to them but be the property owner).

The developer has attended several meetings of the Northside Depot Neighborhood Association to keep them updated with developments of the project. No objections were raise.

➤ **GENERAL LOCATION:**

Block bounded by Kane Street, Charles Street (east-west), and Saint Cloud Street and St.

James St (north south). Existing site of the Kane St Garden, near railroad.

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

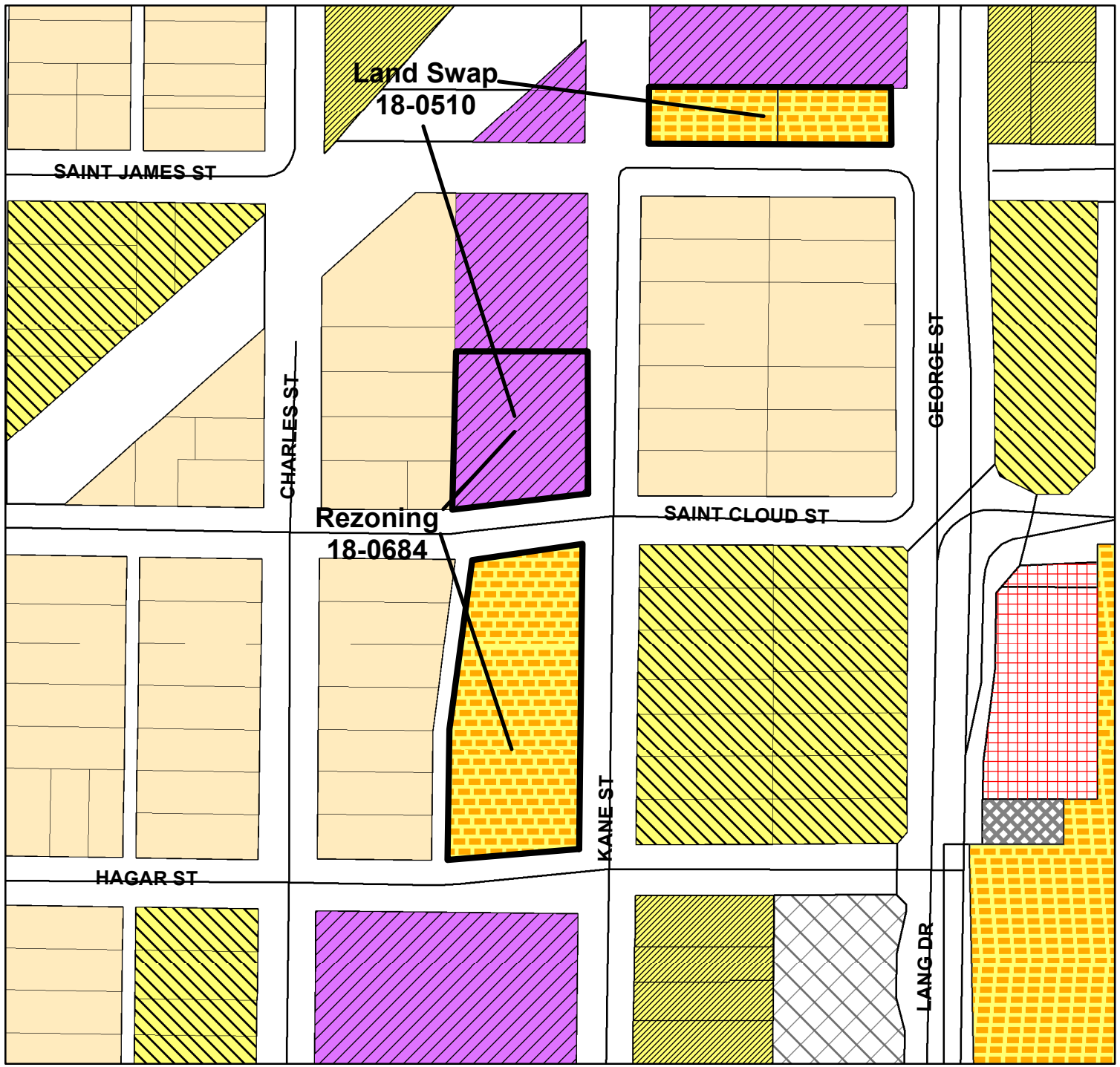
Community Development Committee and the Economic Development Commission both have approved this revised plan.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

They are both zoned R-1 residential (833 Kane St) and so this is not consistent with the adopted Comprehensive Plan. However, this plan does promote residential in the area and mixed-use (community center) which is supported by other plans.

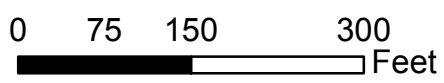
➤ **PLANNING RECOMMENDATION:**

This Resolution 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
- City Limits
- SUBJECT PROPERTY

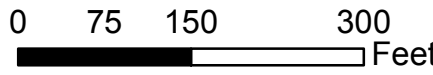


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