

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 2, 2019**

➤ **AGENDA ITEM – 19-1692 (Jason Gilman)**

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 to the Public/Semi-Public District allowing fire station at 5248 33rd St. S.

➤ **ROUTING:** CPC 12/2/19; J&A 12/3/19

- **BACKGROUND INFORMATION:** The City of La Crosse Fire Department engaged in a study with 5 Bugles Design to determine the future needs of its facilities in the City considering criteria such as optimum response time, intergovernmental mutual aid agreements, access, site size and the state of existing facilities in need of replacement. The 33rd Street site was identified as a possible candidate for a future facility to deliver 4 minute response time to a significant service area on the south side of the City. The site was also identified due to the potential for urban growth on the City's southern edges; something contemplated in the pending La Crosse-Shelby Boundary Agreement. This 1.170 acre site is currently owned by Gundersen Clinic Ltd., which has expressed interest in selling the parcel to the City for a fire station.

The current site is assessed at \$233K, bringing approximately \$2,800 in tax revenue to the City each year.

The current zoning of Traditional Neighborhood Development only permits residential uses, so the City is requesting rezoning the parcel to Public-Semi-Public to accommodate the fire station as a contingency of the offer to purchase the property.

- **GENERAL LOCATION:** The northeast intersection of STH 35 and 33rd Street South.

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

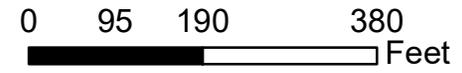
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:** The Comprehensive Plan Chapter 10 provides guidance on the siting of community facilities. The Comprehensive Plan also recognizes the recommendations of the La Crosse Fire Department Strategic Plan, 2020. The Plan refers to a need to site a fire station on the far southern side of the City in Figure 10.1 and also recommends siting new facilities in accordance with future facility location evaluations and to prioritize facility locations based on National Service Standards, the potential for shared facilities and anticipating growth in the Hwy. 14/61 corridor.

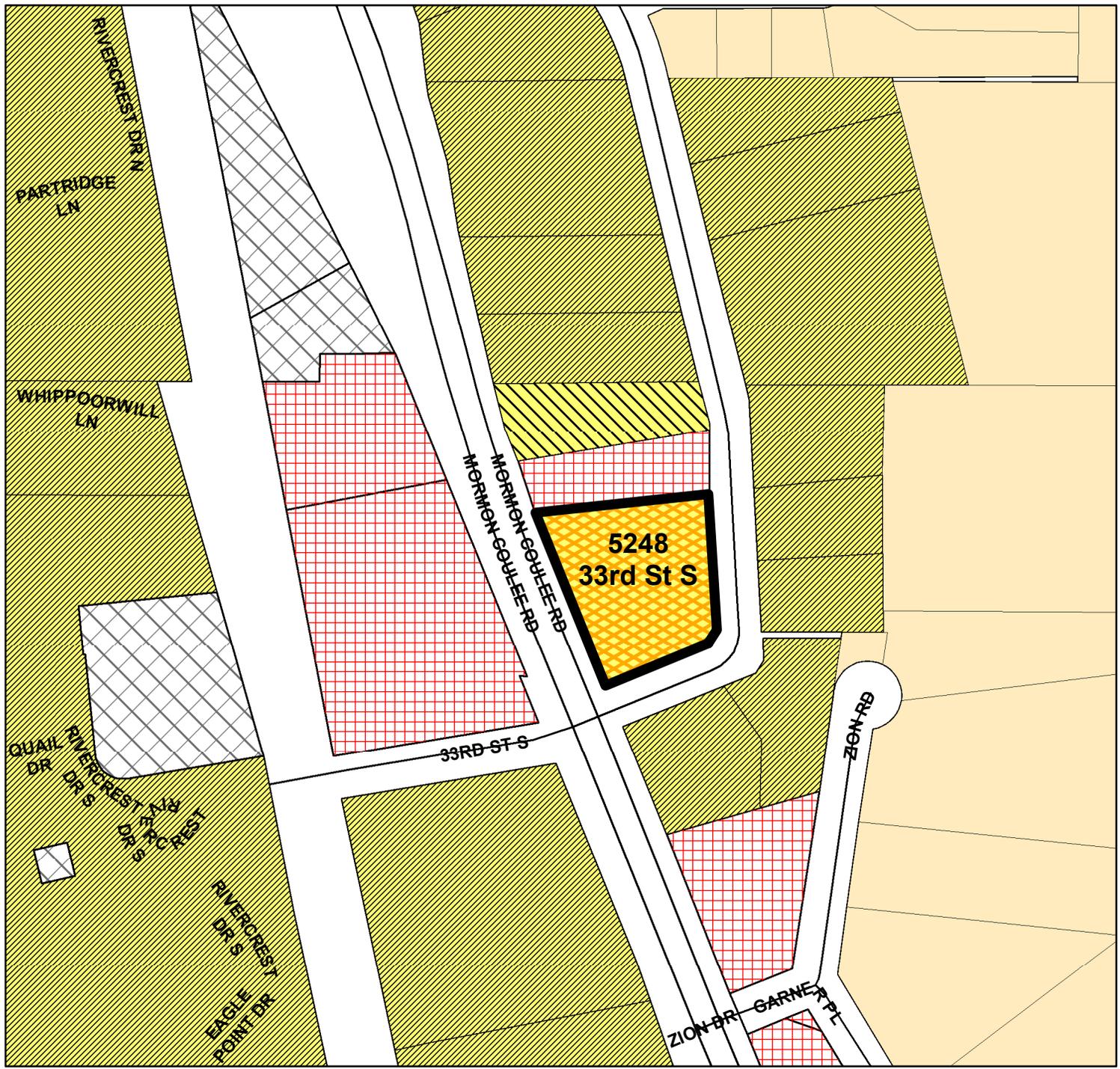
- **PLANNING RECOMMENDATION: The Planning Department recommends approval of this zoning application.**



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
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