

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
March 3, 2014**

➤ **AGENDA ITEM – PC2014-03-03-10**

AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinance of the City of La Crosse by transferring certain property from the Single Family District to the Washburn Residential District to combine lots improving a parking situation at adjacent properties and to allow for the construction of a new home on the vacant lot at 812/814 7th St. S.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC2014-03-03-10** from the R1-Single Family District to the WR-Washburn Residential District. The City of La Crosse's Replacement Housing Program acquired and razed two, dilapidated homes at 812/814 and 816 7<sup>th</sup> St S with the intention to build two single-family, owner-occupied homes in their place.

➤ **GENERAL LOCATION:**

802 – 816 7<sup>th</sup> St S. & 622 Winnebago St.

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

The Housing Rehabilitation Review board has directed staff to sell the lots identified as Lot C & A in the Plat of Survey attached to the rezoning petition to the adjacent property owners at 622 Winnebago St and 802 7<sup>th</sup> St S, respectively. The land transfer to 802 7<sup>th</sup> St S is subject to the owner converting the existing parking in the front yard to green space and relocating the parking to the south of the structure.

The Common Council at its April 11, 2013 meeting approved the sale of the excess land with restrictions (see attached Resolution 13-0140)

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This is consistent with the Comprehensive Plan's Future Land Use Map for a Traditional Neighborhood Development (TND); however the Future Land Use Element text on page 4-10 should be updated to reflect Washburn Residential (WR), R-1, R-2, R-3 and potentially R-4 zoning districts as being consistent with the TND Land Use category. This Comprehensive Plan is now two years past the date where it should be updated.

➤ **PLANNING RECOMMENDATION:**

This land transfer and rezoning will enable the City's Housing Program to create a larger, more desirable lot for home construction while allowing the adjacent property owners to make significant improvements to their property that benefits them and the neighborhood. **This Ordinance is recommended for approved.**

Resolution approving the sale of an excess strip of land to abutting property owners at 814 7th St. S.

## **RESOLUTION**

**WHEREAS**, the City purchased properties located at 812 and 814 7th Street South for the Replacement Housing Program and there is an excess 17.5 feet on the north end of these lots that can be sold to the abutting land owners without hindering the ability of constructing a single family home; and

**WHEREAS**, the Housing Rehabilitation Review Board voted to approve the sale at the assessed value of \$2.00 per square foot as well as contingencies for landscaping, fencing and a new parking lot layout.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of La Crosse that it hereby approves the sale of a strip of land 17.5 feet in width and 140.33 feet in length to the abutting properties located at 802 7th Street South and 622 Winnebago at the assessed value.

**BE IT FURTHER RESOLVED**, that any sale to the owner of 802 7th Street South be contingent upon removing the asphalt on the east and north side of the apartment building that is presently used for automobile parking and replacing with green space and plantings and that a fence be installed between 802 7th Street and the City land to the south and that a landscaped area be created adjacent to the sidewalk along such area and all landscaping, parking lot layout and fence plans be approved to the satisfaction of the Housing Rehabilitation Review Board.

**BE IT FURTHER RESOLVED**, that the Mayor and City Clerk are authorized to execute any documents related to the sale and transfer of this property.

**BE IT FURTHER RESOLVED** the expenses related to the sale of this property which shall not exceed \$1,000 shall be paid from the Federal HOME Single Family Housing Development Program (27248255-579110-01807) and that any proceeds shall be credited as "Program Income" to the Federal HUD program.

**BE IT FURTHER RESOLVED** the Housing Rehabilitation Review Board and the Finance Director are hereby directed to take any and all steps necessary to carry out this resolution.

WINNEBAGO ST

7TH STS

17-30127-90

17-30127-100

17.5ft

Will be combined with 17-30127-90

Will be combined with 17-30127-100

17.5ft

17-30127-110

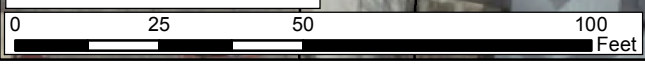
Will be combined with 17-30127-120

17-30127-120

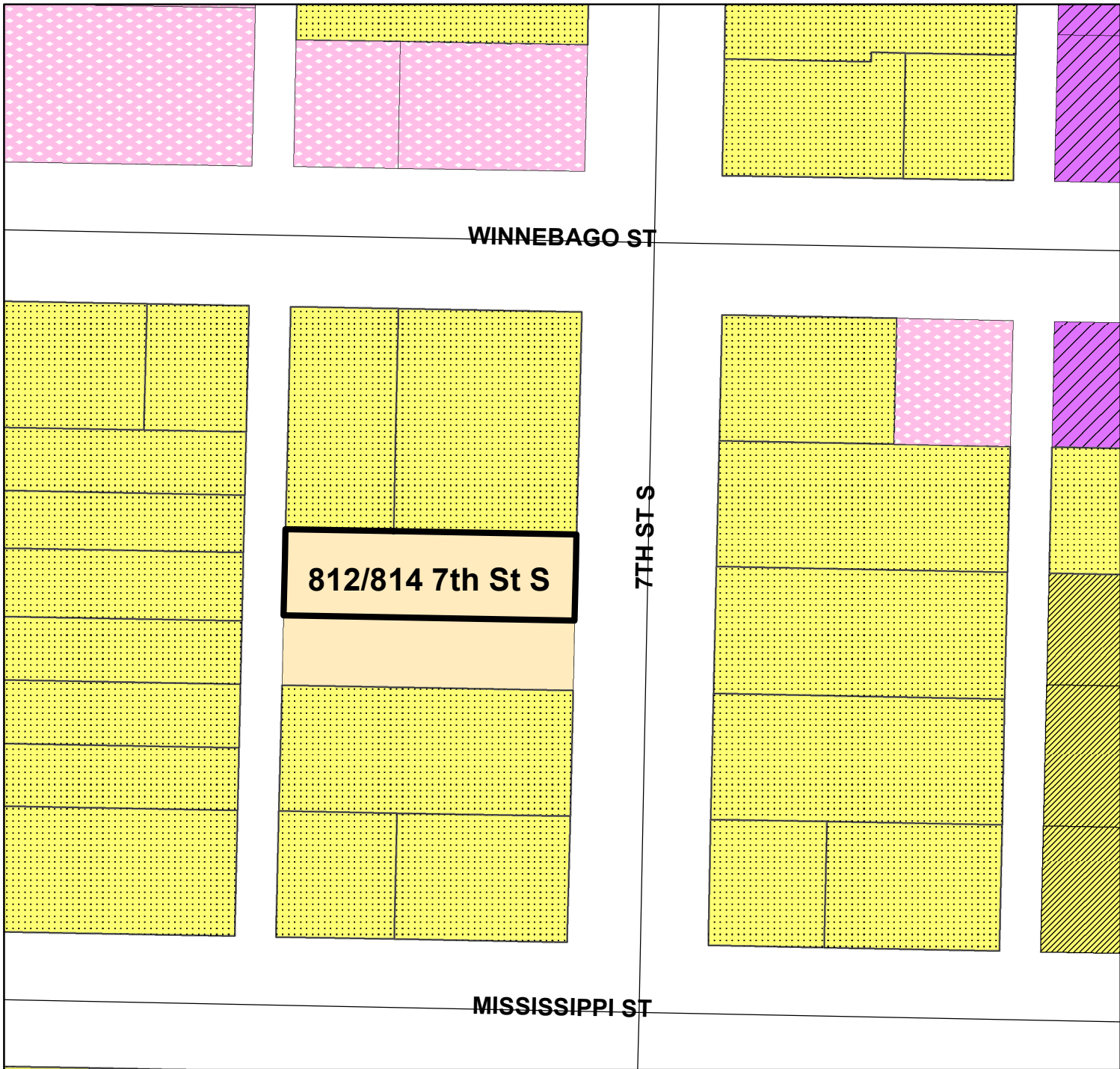
7th and Winnebago Proposed Rezoning and Lot Transfer



Subject Area

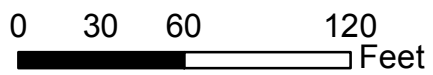


Date: 1/31/2014



## 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

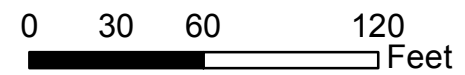


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