

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 28, 2014**

➤ **AGENDA ITEM – PC2014-04-28-07**

AN ORDINANCE to amend Section 15.02(B) of the Code of Ordinances of the City of La Crosse by adding thereto new territory and making additions and corrections to the zoning map. (Nakomis Ave - Binsfeld Property).

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer that property depicted on attached **MAP PC2014-04-28-07** from the Town of Campbell to the City of La Crosse's Single Family Residence District (R-1) District. This .79 acre parcel is surrounded on three sides by the R1 lots in the city of La Crosse and a water channel on the east. The lot is currently vacant and has no address.

➤ **GENERAL LOCATION:**

A lot on the East side of Hiawatha Island, south of Kiowa Place.

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

The Common Council approved annexation of this property at their March 2014 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























This Ordinance is consistent with the adopted comprehensive plan. It fits within Land Use Objective 3: Compact and Contiguous Growth and Objective 13: Enhance Riverfront. While it is not clear which category the land is on the Future Land Use Map, it would qualify for Fringe Residential Housing.

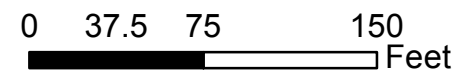
➤ **PLANNING RECOMMENDATION:**

Existing utilities will easily reach the parcel and it will help the City's tax base. **This Ordinance is recommended for approval.**

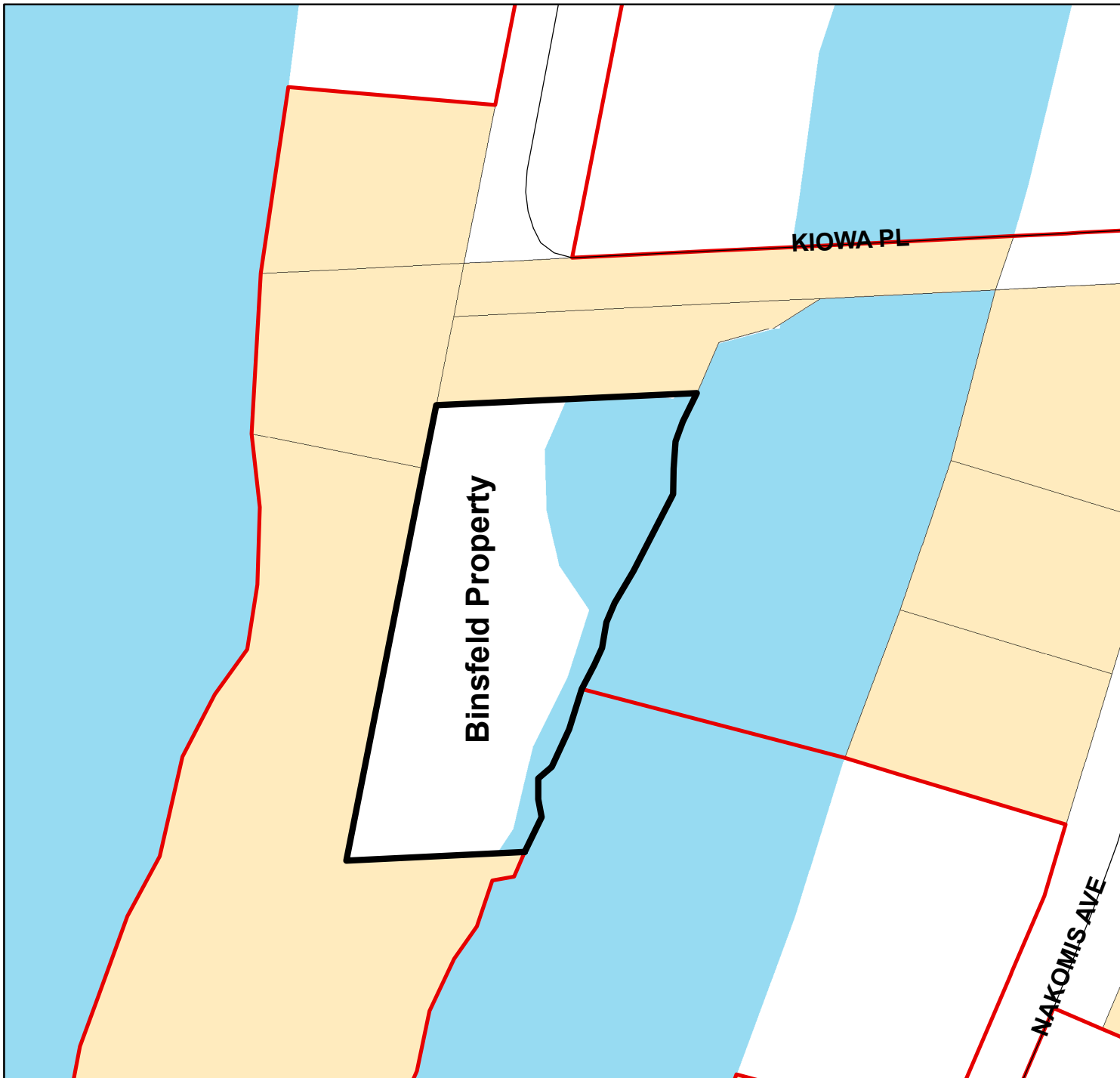


BASIC ZONING DISTRICTS
























-  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

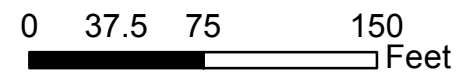


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