

**Agenda Item 25-0007 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Single Family Residence District to the Public and Semi-Public District, allowing for tax parcel 17-50781-420 (Green Bay Street) to be split into two parcels.

**General Location**

Aldermanic District 10, near the intersection of Grenn Bay St and Losey Blvd. It is located immediately to the west of Fire Station #3 and immediately east of the Naval Reserve Development as depicted on attached Map 25-0007. The parcel is not located within an established neighborhood association. Surrounding land uses are residential to the north, west and south. There is commercial, Central High School, and a fire station to the east.

**Background Information**

The subject parcel was platted as Outlot 1 of the Naval Reserve Addition. The parcel was intended to be used for a naval memorial. The City would like to split the parcel into two as depicted in the attached Certified Survey Map.

The southern parcel (Outlot 3) is intended to be combined with the adjacent fire station parcel, which is why the parcel is being rezoned. Combing parcels requires them to have the same zoning. Additionally, the lot cannot be split as proposed under residential zoning as it would not meet minimum lot size requirements. This parcel would still be used a future memorial but would also serve as an additional emergency access point for the fire station. Following any city processes the northern parcel (Outlot 2) could be made available for sale to the public. Interest has been expressed by the adjacent Naval Reserve housing development to the west to use it as a community garden.

**Recommendation of Other Boards and Commissions.**

N/A

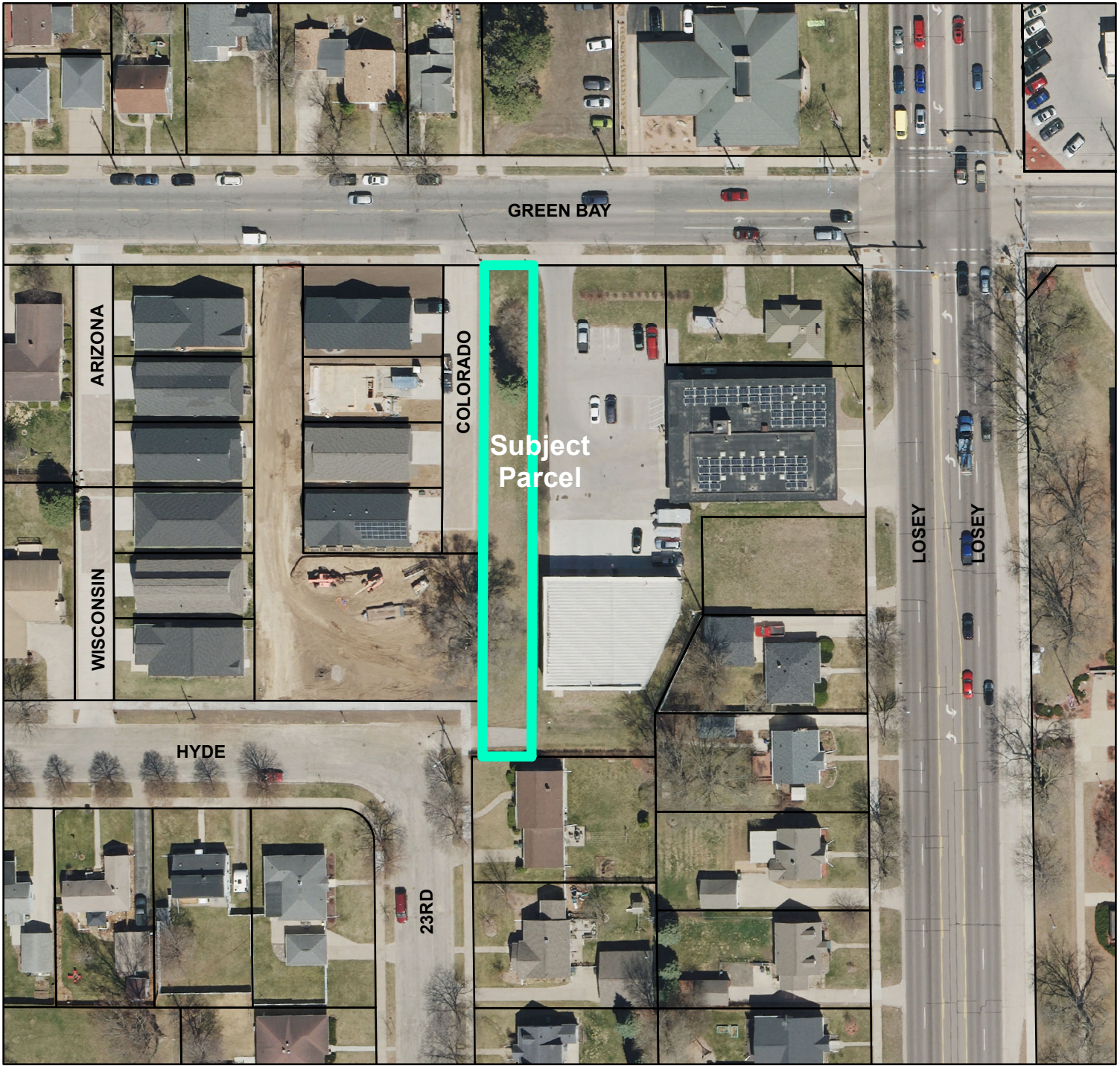
**Consistency with Adopted Comprehensive Plan**

There is not specific guidance in the Comprehensive addressing city owned parcels that are difficult, or are unable, to build on. Any opportunity to sell city-owned land for tax base or additional use should be pursued.

**Staff Recommendation**

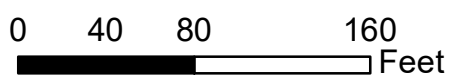
The parcel is too narrow to be used for additional housing.  
This item is recommended for approval.

**Routing** J&A 2.4.2025

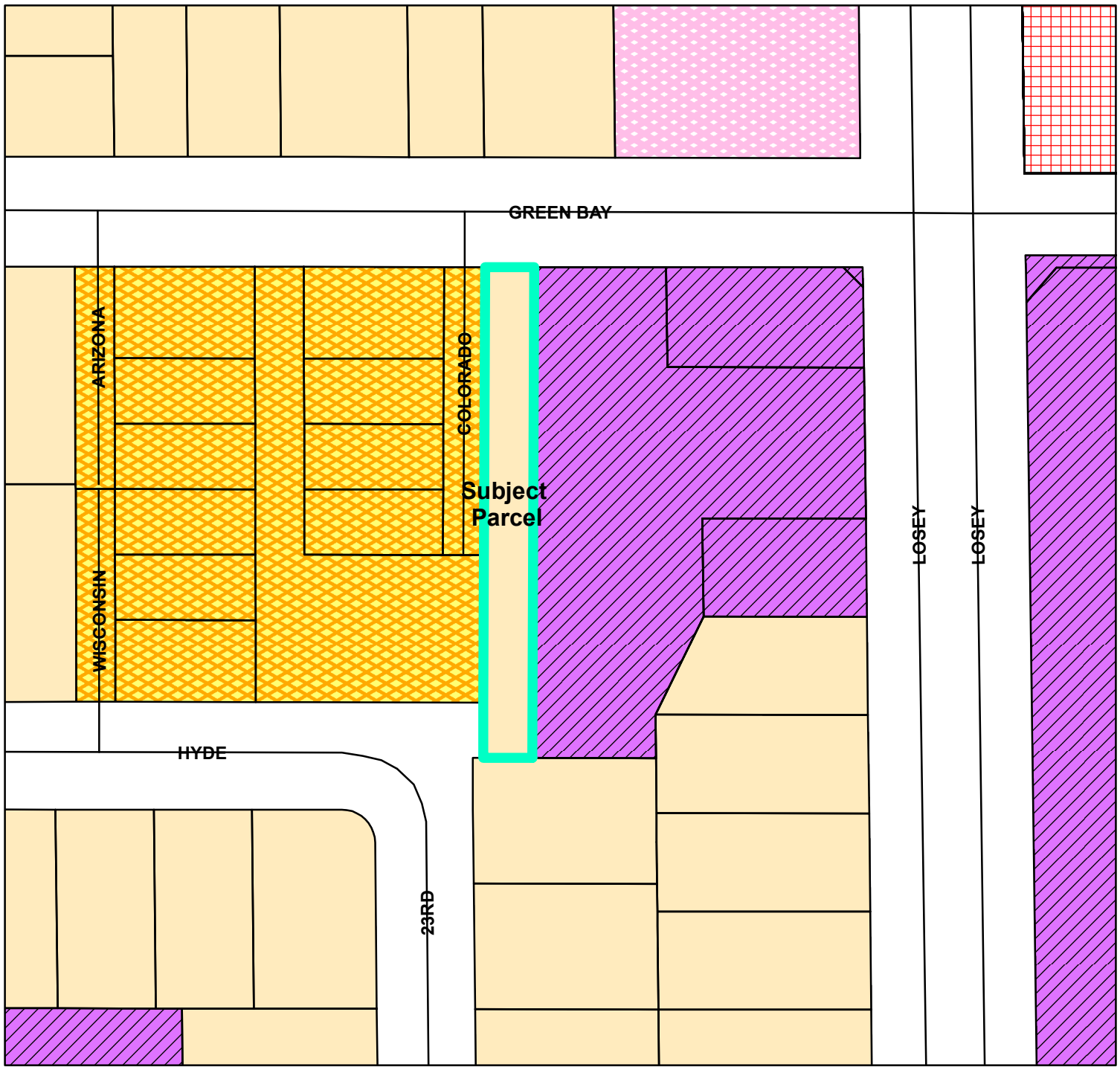


# BASIC ZONING DISTRICTS

- 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
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