

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 29, 2018**

➤ **AGENDA ITEM – 18-1196 (Andrea Schnick)**

Resolution declaring Wittenberg Park as surplus property and authorizing a request for proposals process for development of the parcel.

➤ **ROUTING:** BPC, F&P

➤ **BACKGROUND INFORMATION:**

Wittenberg Park became a city of La Crosse park in 1978 through a land swap with the Housing Authority of La Crosse and the City of La Crosse Board of Park Commissioners. Due to the high crime in the area and overall low utilization, the request to declare the property surplus is the first step in a plan for redevelopment of the area.

To address housing needs in our community redevelopment could include senior or workforce housing as well as housing for those displaced by redevelopment of developed areas in the floodplain which have been affected by National Flood Insurance Policy while enhancing park/green space as an improved neighborhood amenity. There are several large employers nearby with Kwik Trip being within a mile and all of the businesses in the Interstate Industrial Park. In addition, we anticipate seeing development along the nearby Highway 53 corridor which could create a further demand for housing in this part of the city. Through the development of the request for proposals, several environmental and neighborhood issues will be addressed, including necessary fill for development (estimated to require 6' throughout most of the site, bringing the park to be the same level as the current shelter and nearby Housing Authority Development), transportation access (sidewalks, MTU bus stops, access to bike/walking trail), and stormwater impact and wetland mitigation.

In accordance with Ordinance 4838, after the property is declared surplus by the Common Council, a request for proposals will be widely distributed and a "For Sale" sign with contact information will be located on the property for minimum of (10) consecutive days. The sale price of the land is to be determined by the City Assessor or a third party appraisal unless the property sale is part of an application for City assistance through the EDC; then the sale price shall be determined by the residual land value method.

This item was referred for 30 days at the 10/1/18 CPC meeting so that a meeting could be held with their neighborhood association to get their input, which occurred on 10/23/18 and also to add the turn-around parcel to the declaration.

➤ **GENERAL LOCATION:**

Near the intersection of Hamilton and Tyler Streets, to the south of I-90. Logan Northside Neighborhood Association, Common Council District 1. To the west of the railroad tracks and the Interstate Industrial Park.

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

Amended resolution approved by the Board of Park Commissioners 10/18/18.

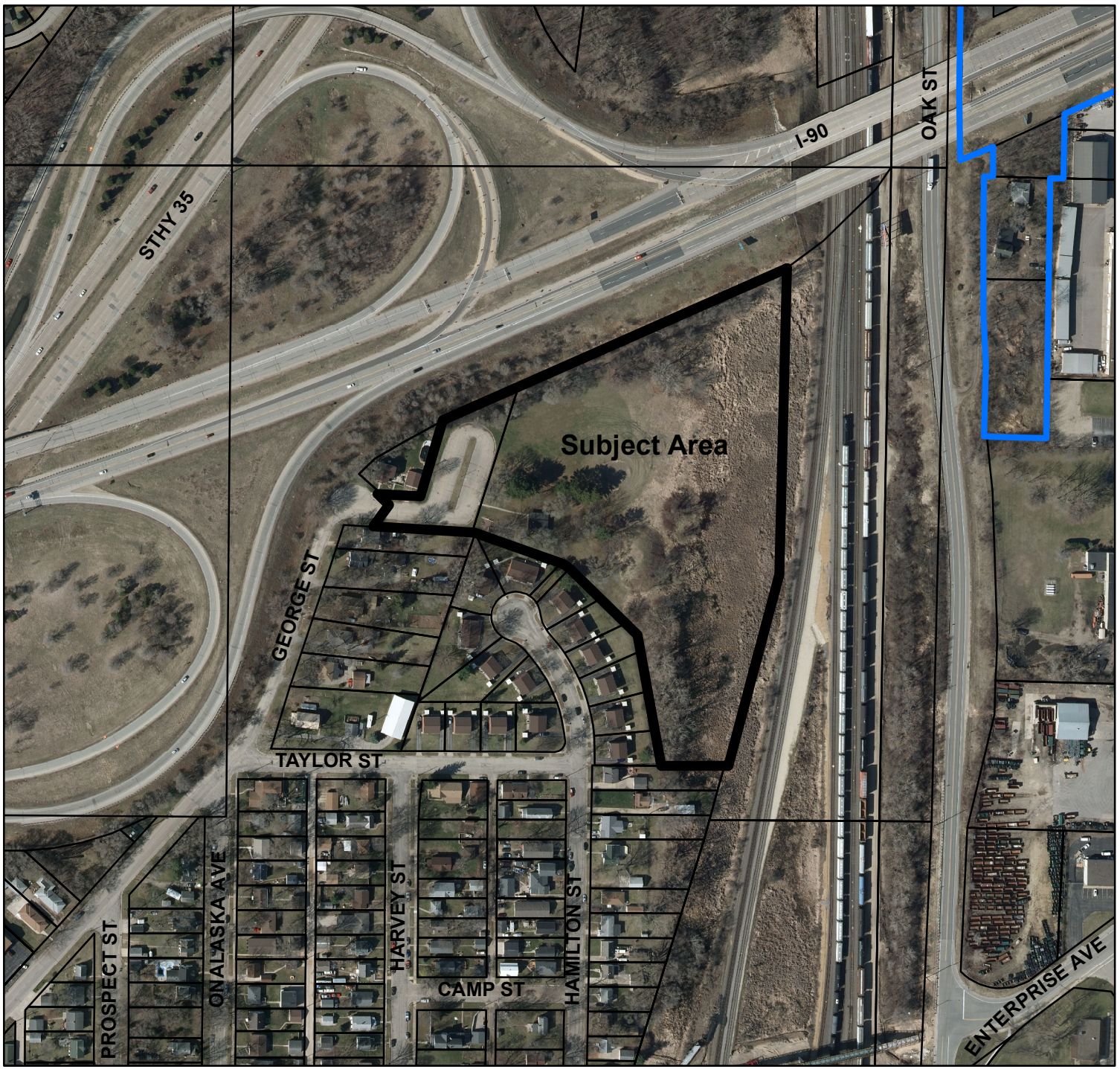
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The 2002 Future Land Use Map identifies this parcel as parks & conservancy, which would be inconsistent with this use. However, other sections of the Comprehensive Plan address the issues that would be compatible with development.







- Tab 4 of the Plan Elements (Land Use) generally, but specifically these objectives:
 - Objective 2: Targeted Redevelopment on page 4-6 –redevelopment and reinvestment priority in distressed neighborhoods.
 - Objective 3: Compact and Contiguous Growth on page 4-6 – accommodate new development on the fringe and not impact sensitive environmental resources
 - Objective 7: Improve Land Use Compatibility on page 4-7 – redeveloped so-called underutilized property
 - Objectives 11: Resource Protection & 14: Urban Ecology on page 4-7– could be sustainable urban development and embrace natural features
- Tab 7 of the Plan Elements (Parks, Recreation and Open Space) generally, but specifically this objective:
 - Objective 7: Sale of Land on page 7-18, 1.a. “revenue for said sale will allow the creation of more park/open space land in areas where need is greater.” Revenue will be used to improve other north side parkland.

➤ **PLANNING RECOMMENDATION:**

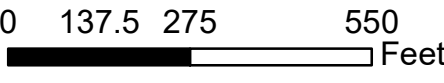
Planning staff recommend approval.

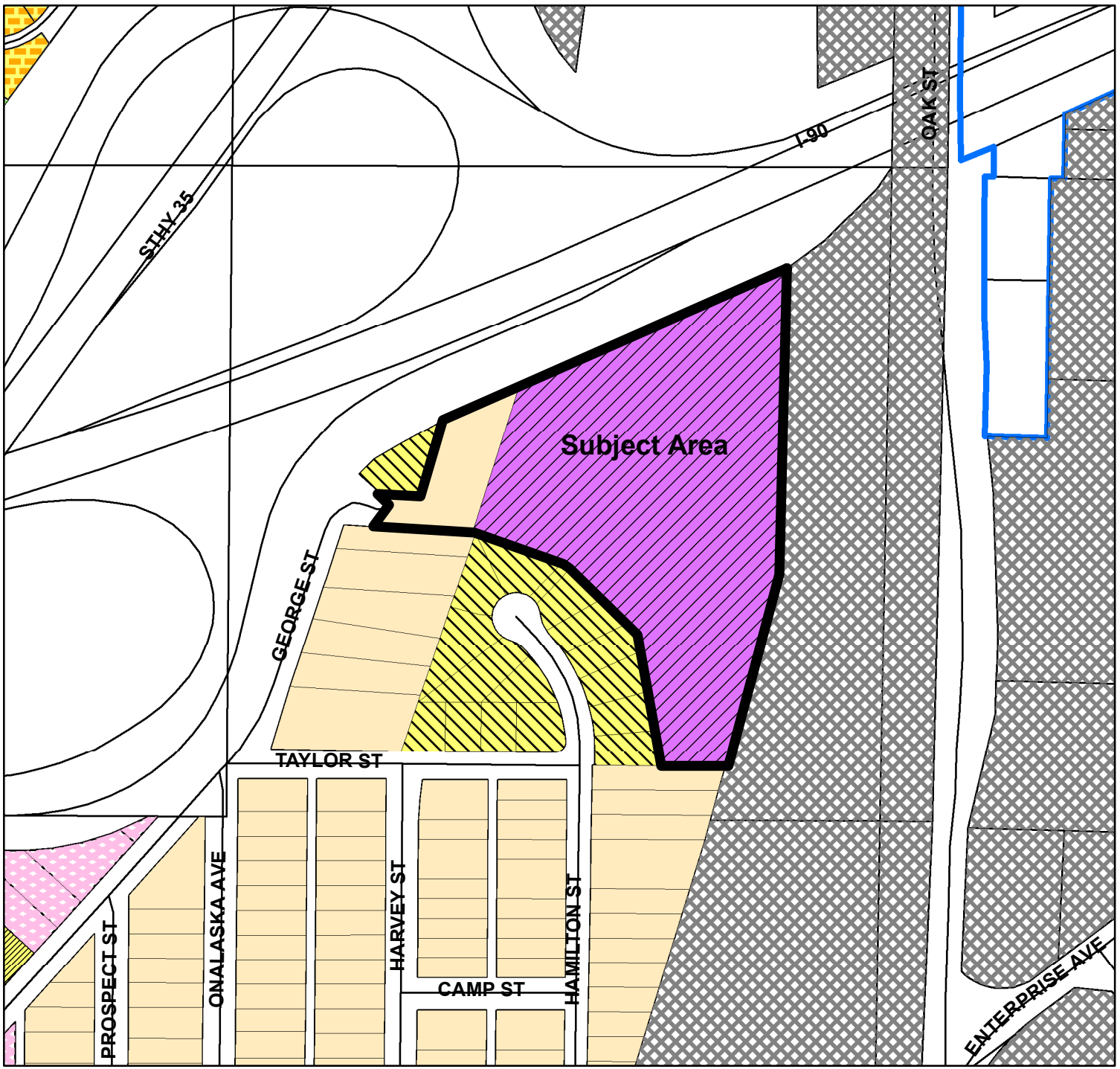


BASIC ZONING DISTRICTS

	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
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	City Limits
	SUBJECT PROPERTY







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