

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 3, 2019**

➤ **AGENDA ITEM – 19-1157 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - General to the Public/Semi-Public District allowing the combining of lots for continued use of community garden at 1109 St. James St. and 901 George St.

➤ **ROUTING:** CPC 9/3/19; J&A 9/3/19

➤ **BACKGROUND INFORMATION:**

The intent of this petition is to rezone these parcels to match the adjacent parcels so they can be combined. Impact Seven bought these lots to develop on them, but later swapped with the City for land at 809 Kane St. They had rezoned the land to Planned Development and demolished the houses for green space in the time they owned it. The parcels are in the five to seven feet below the base flood elevation, so development could have adverse impacts on the surrounding properties in the floodplain. It will be used for expanding the garden and will hopefully contribute to the health and wellness of the community.

➤ **GENERAL LOCATION:**

Lower Northside and Depot Neighborhood, adjacent to the railroad tracks and George St viaduct as depicted in MAP 19-1157.

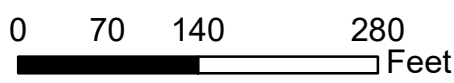
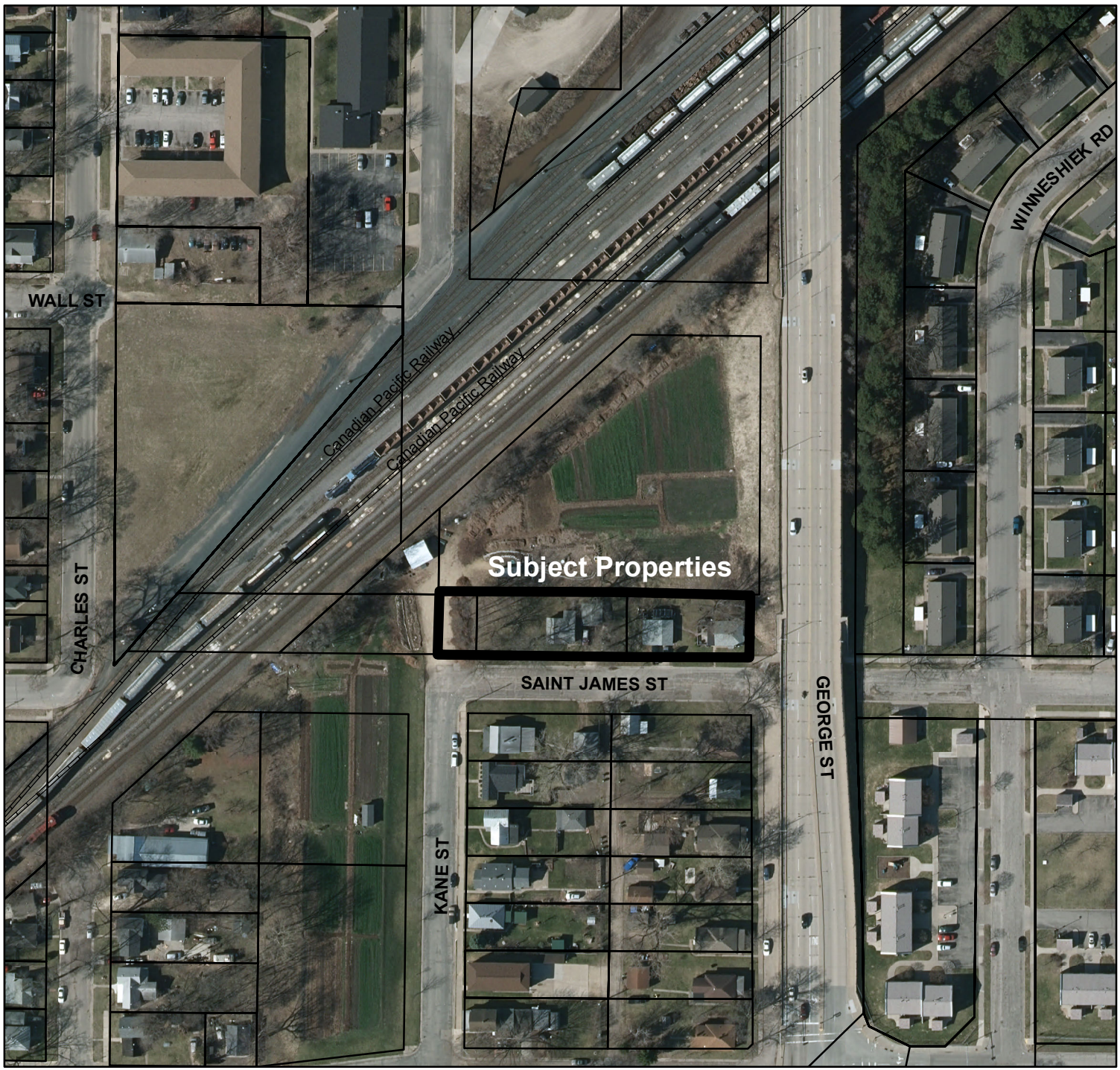
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** Not applicable

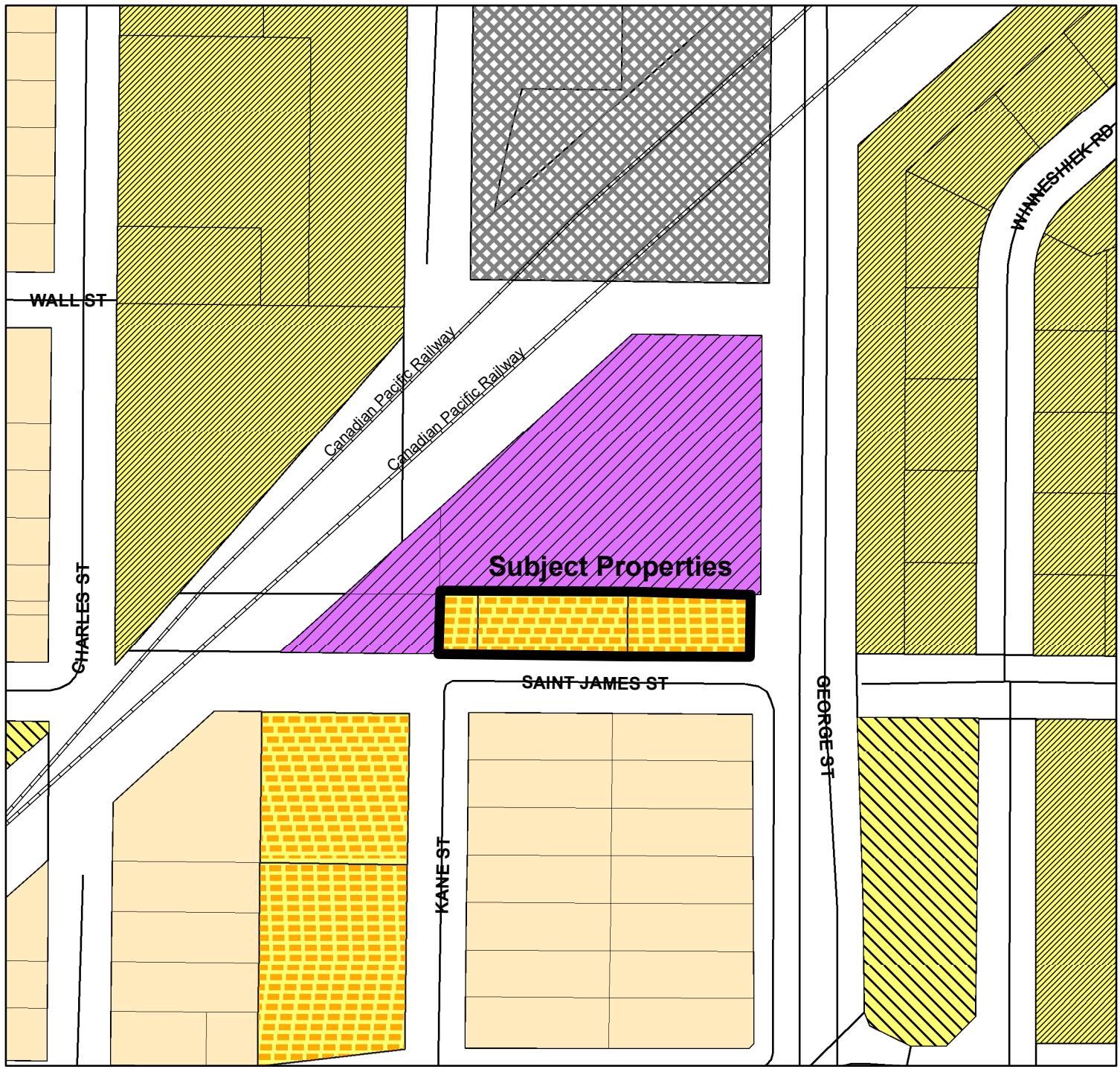
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map indicates these parcels is for Low/Medium Density Housing. The rezoning supports land use compatibility (combining lots for garden use) and resource protection (not developing in the floodplain).

➤ **PLANNING RECOMMENDATION:**

Approval – Rezoning is necessary to combine parcels. Any new structures on the parcels would have to be elevated significantly, so a garden would still be beneficial to the neighbors without affecting the floodplain.





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