

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 30, 2018**

➤ **AGENDA ITEM – 18-0982 (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 Single Family District to the Traditional Neighborhood District - Specific allowing development of single family homes, shelter and green space on vacant lots at 2226 Green Bay Street.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

The Common Council approved a development agreement with the applicant to build 10 cottage-sized homes around a shared green space. Rezoning is necessary because, the lots are under the 7,200 sq. ft. minimum lot size, have reduced setbacks, and do not front on the street. While the homes will not have design requirements, the shared greenspace and shelter must meet the multi-family residence design standards. This development is in conformance with the approved pocket neighborhood concept plan for the site.

➤ **GENERAL LOCATION:**

On the south side of Green Bay St. less than a block west of Losey Blvd. as depicted in Map 18-0982.

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

4/12/2018 - Common Council approved development agreement which indicates necessity to rezone the site.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**











The Future Land Use Map shows the area as Single Family Residential. Land use objectives encourage maintaining traditional urban character and targeted redevelopment.

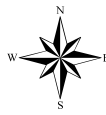
➤ **PLANNING RECOMMENDATION:**

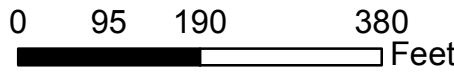
Approval on the condition that the preliminary plat is approved. Planning staff have been working on this project, but were delayed in submitting the plat, which should be ready next month.

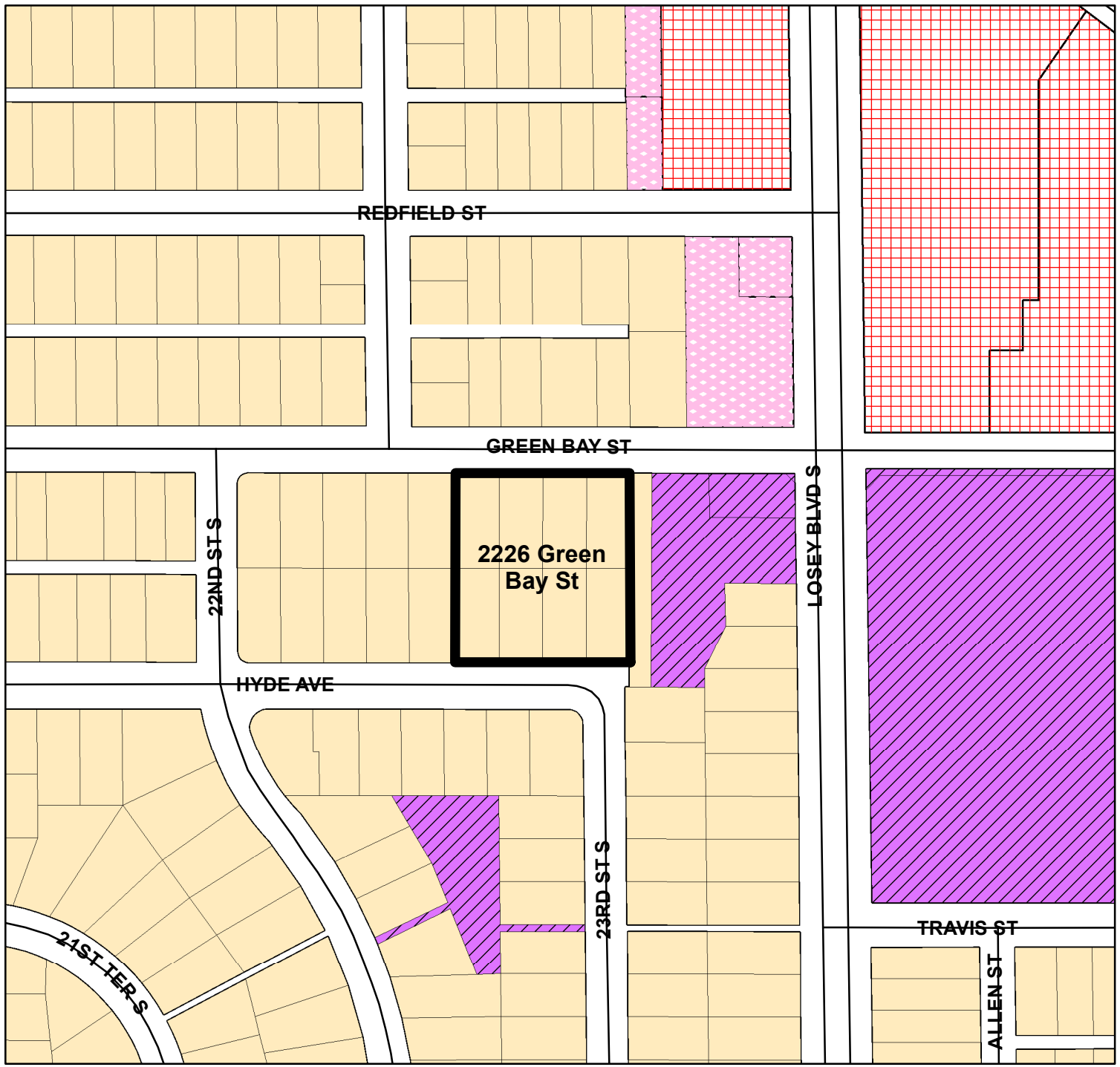


BASIC ZONING DISTRICTS

	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
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