

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
April 2, 2018**

➤ **AGENDA ITEM – 18-0315 (Lewis Kuhlman)**

Resolution approving Development Agreement with Spies Construction for development of the former Navy Reserve site.

➤ **ROUTING:** F&P

➤ **BACKGROUND INFORMATION:**

Spies Construction is seeking approval of this agreement to build ten homes clustered around a shared green space on the site over five years. After consulting the neighborhood, the City created a concept plan for a pocket neighborhood in 2014. The Housing Rehabilitation Review Board accepted Spies Construction's proposal. The site needs to be re-platted and rezoned before the closing.

SW neighbor is interested in purchasing outlot 3. Staff did not find any evidence the City accepted his 2009 offer, but he is still interested. The NW neighbor has not expressed any interest in outlot 2. These strips would remain outlots in Spies' development. Spies would either need to own or have an easement on the strip for electrical utility connection and potential snow storage.

A concerned amateur radio enthusiast pointed out that Federal regulations preempt the City from regulating antennas, and Staff would need to remove #12 in the covenants.

➤ **GENERAL LOCATION:**

Green Bay St, a half-block west of Losey Blvd. as depicted in Map 18-0315.

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

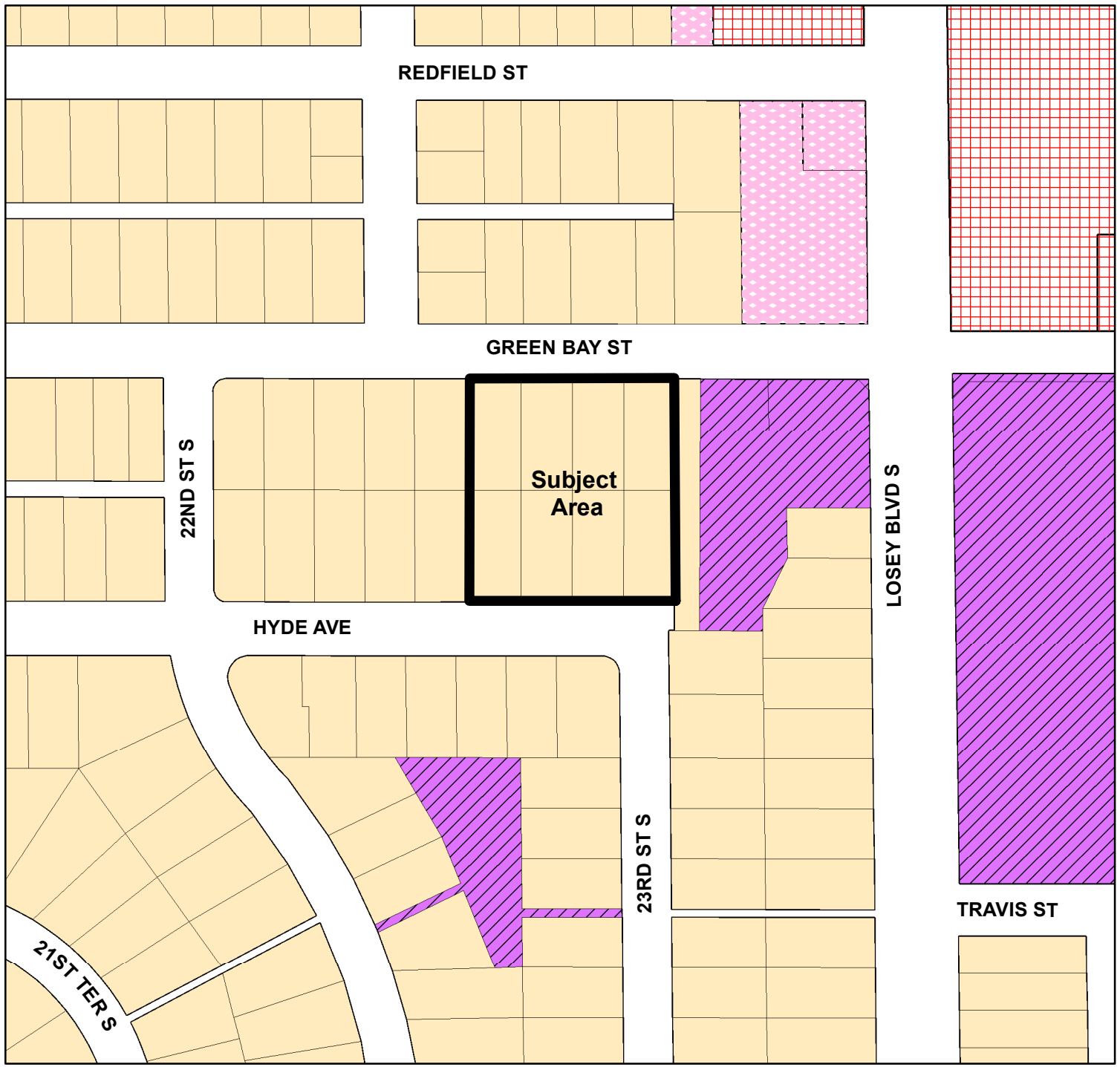
The Community Development Committee approved the agreement on 3/13.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

It is consistent with a future land use of single family housing, and land use objectives for targeted redevelopment and to improve land use compatibility.

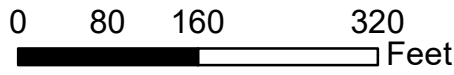
➤ **PLANNING RECOMMENDATION:**

**Approval with the condition that #12 is removed from the covenants and Outlot 3 is included in the sale** – Spies plans to use the 4' strip as open space anyway, but would have to retain an easement if it was sold. To sell the land to another buyer would likely require declaring the land as surplus and publicly listing it, per the City's surplus land sale policy (similar to 800 Moore St.).



## 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
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	FW - FLOODWAY
	A1 - AGRICULTURAL
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	City Limits
	SUBJECT PROPERTY





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