

**CITY PLAN COMMISSION
REPORT
June 1, 2021**

Ø **AGENDA ITEM – 21-0647 (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 Residence District to the Public/Semi Public District allowing for a temporary parking lot until a new residence hall is approved to be constructed at 522, 526, and 528 Oakland St, 505, 513, 515, and 529 14th St N, and 1335 Badger St.

Ø **ROUTING: J&A 6/1/2021**

Ø **BACKGROUND INFORMATION:**

Along with the five remaining parcels on the block that are already zoned PS, these eight parcels are currently being used for parking. The intent of the rezoning is to combine all thirteen parcels. The rezoning would not change the current use, but the campus master plan indicates the block for a future residence hall. There were likely residences on the parcels, but that hasn't been the case for at least 20 years according to aerial imagery.

Ø **GENERAL LOCATION:**

The parcels on in the Grandview-Emerson Neighborhood, on a block bound by Farwell St., 14th St., Badger St., and Oakland St., as depicted in MAP 21-0647. The adjacent uses are a mixture of UWL facilities, Housing Authority facilities, and a Goosetown Park.

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

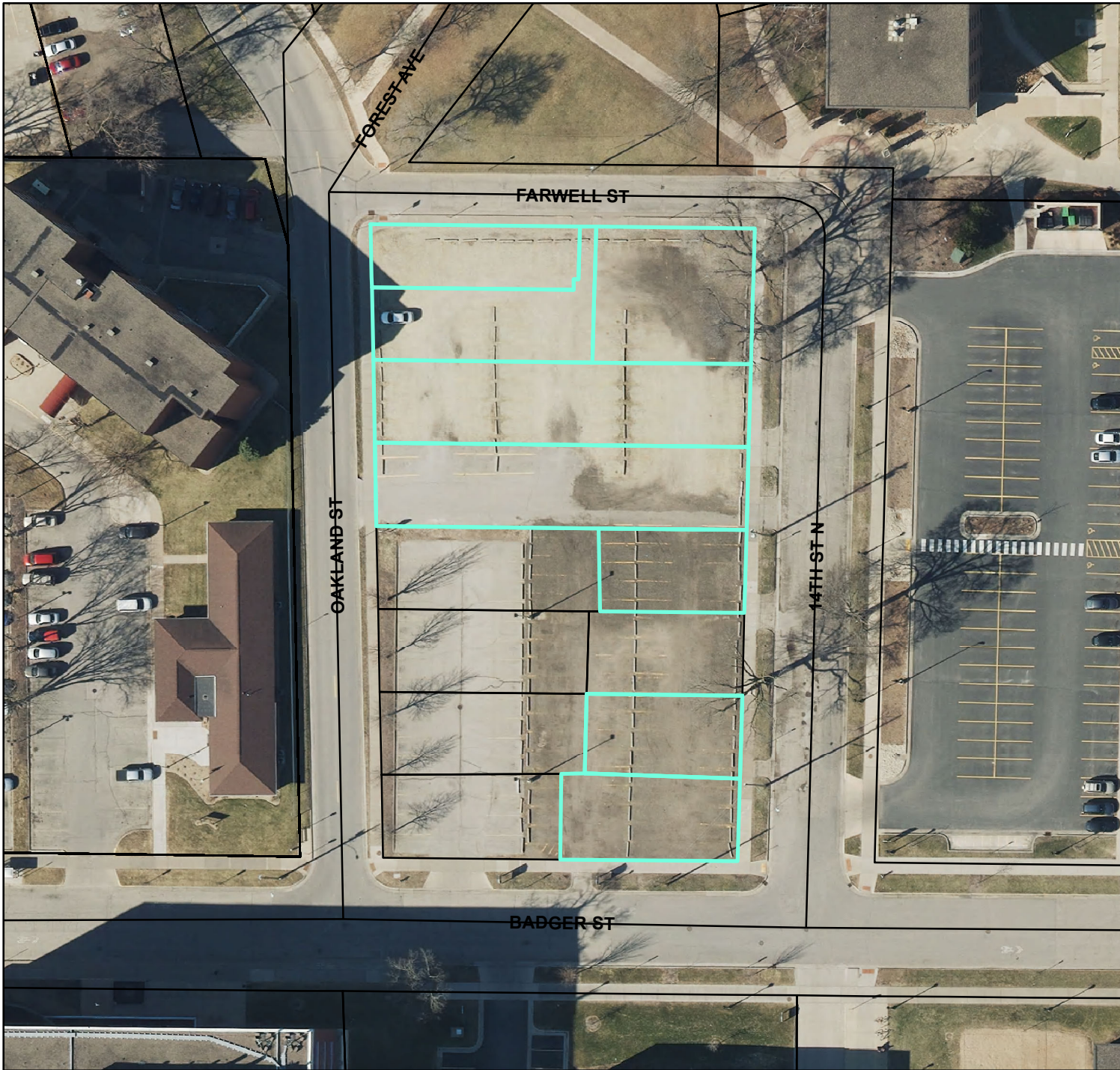
None.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**




















The Future Land Use map shows the parcels as High Intensity Retail, Office or Housing. By combining the parcels, the applicant is making the possibility of high-intensity housing more likely.

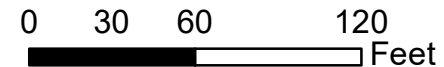
Ø **PLANNING RECOMMENDATION:**

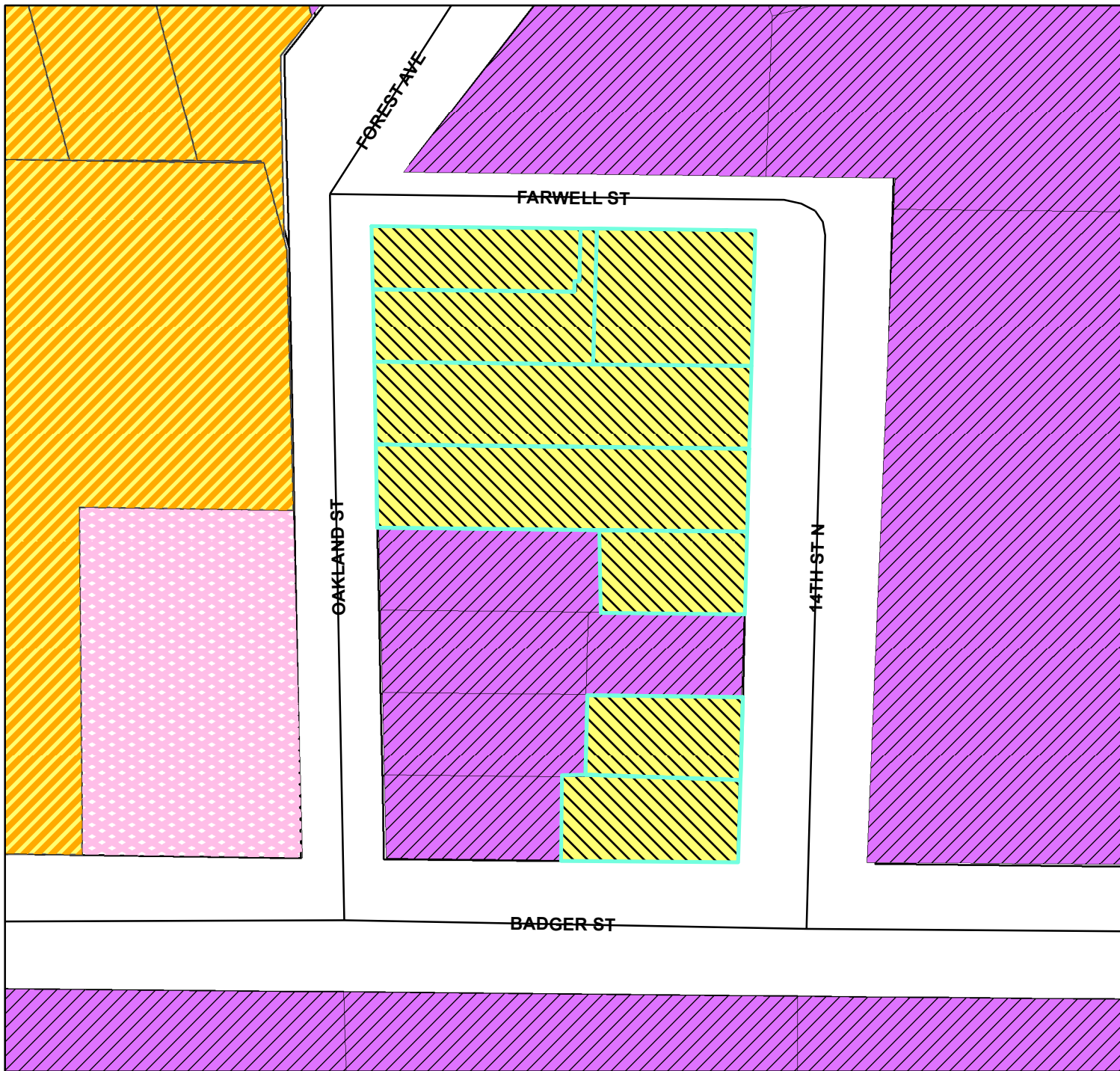
Approval - the current use won't change, but by allowing a rezoning to combine the parcels on this block, it will be one step closer toward redevelopment consistent with the comprehensive plan.



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





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