

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 3, 2020**

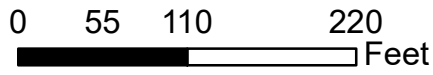
- **AGENDA ITEM – 20-0011 (Lewis Kuhlman)**
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single-Family District to the Conservancy District allowing neighborhood access point to Grandad Bluff Park at 129 and 133 29th St. S.
- **ROUTING:** CPC 2/3/2020; J&A 2/4/2020
- **BACKGROUND INFORMATION:**
Applicant states these two parcels – with a combined area of ~27,000 sq. ft. – are currently being used by neighboring residents as an access point to Grandad Bluff Park. The purpose of the Conservancy District is to preserve open space for erosion control areas, natural habitat, and limited recreational uses. The slope makes these parcels undevelopable for Single-Family Residential District. The applicant intends to design a neighborhood [access point](#) from this site to the park’s trail network ([map](#)). While the minimum lot size in the Conservancy District is 5 acres, the parcels would be combined with the larger park parcel to the east.
- **GENERAL LOCATION:**
Bluffside Neighborhood, on 29th St between Bliss Road and Cass St as depicted in Map 20-0011.
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
Board of Parks Commissioners denied a request to remove the neighborhood access points for the Grandma's Gateway Trail project on 1/16/20 – [Legislative File 20-0096](#).
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The Future Land Use Map has identified these parcels as Single-Family House, which allows for parks. It supports a Land Use objective of Resource Protection by preserving a steep slope for recreation and managing erosion.
- **PLANNING RECOMMENDATION:**
Approval – The intended use is consistent with Conservancy District regulations, but Planning staff recommends public meetings on project development to get citizen feedback on access design and to address concerns about traffic safety and erosion.



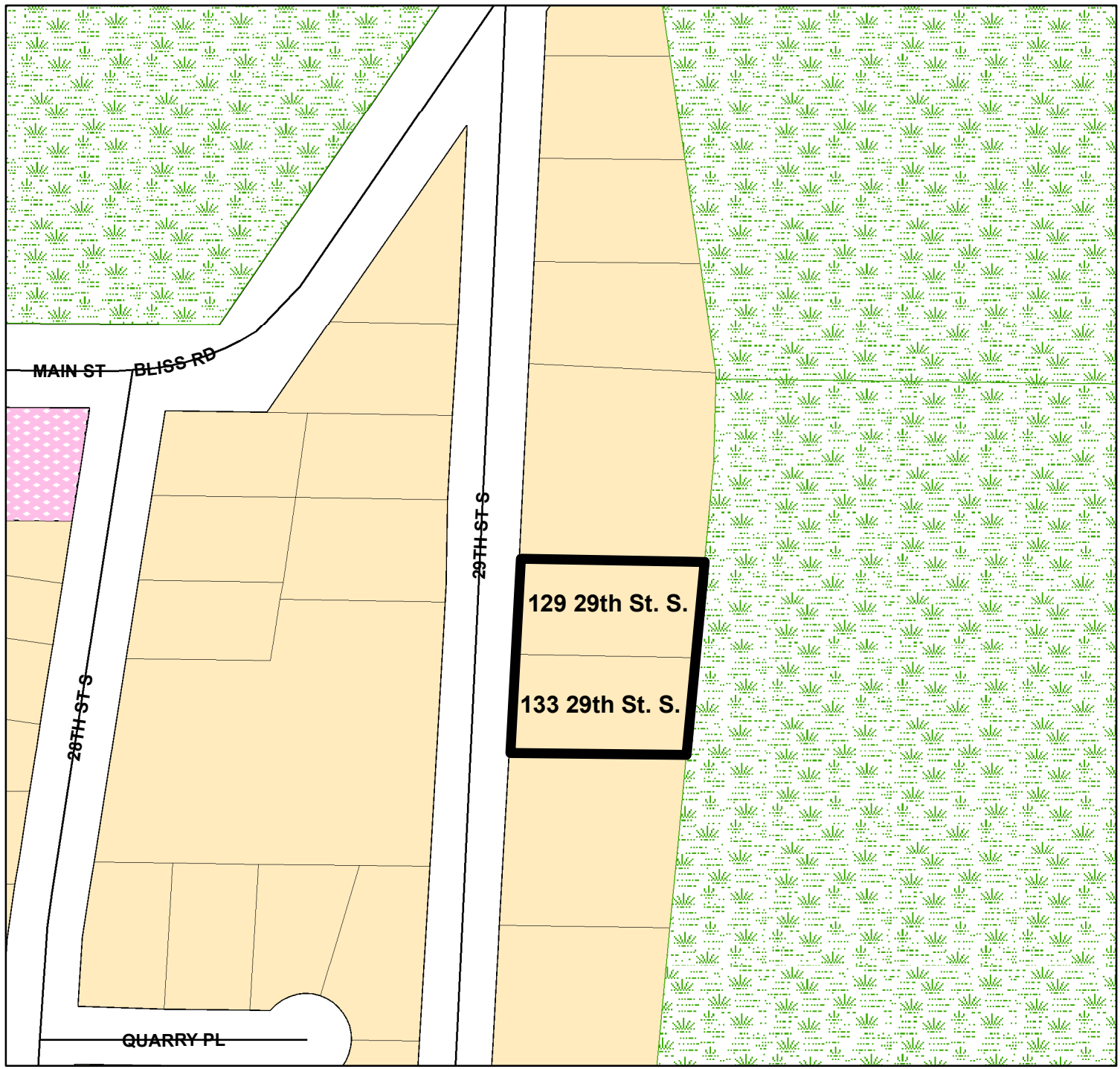
BASIC ZONING DISTRICTS

	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



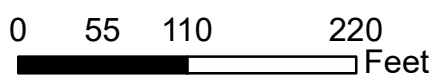


PC20-0011



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



PC20-0011