

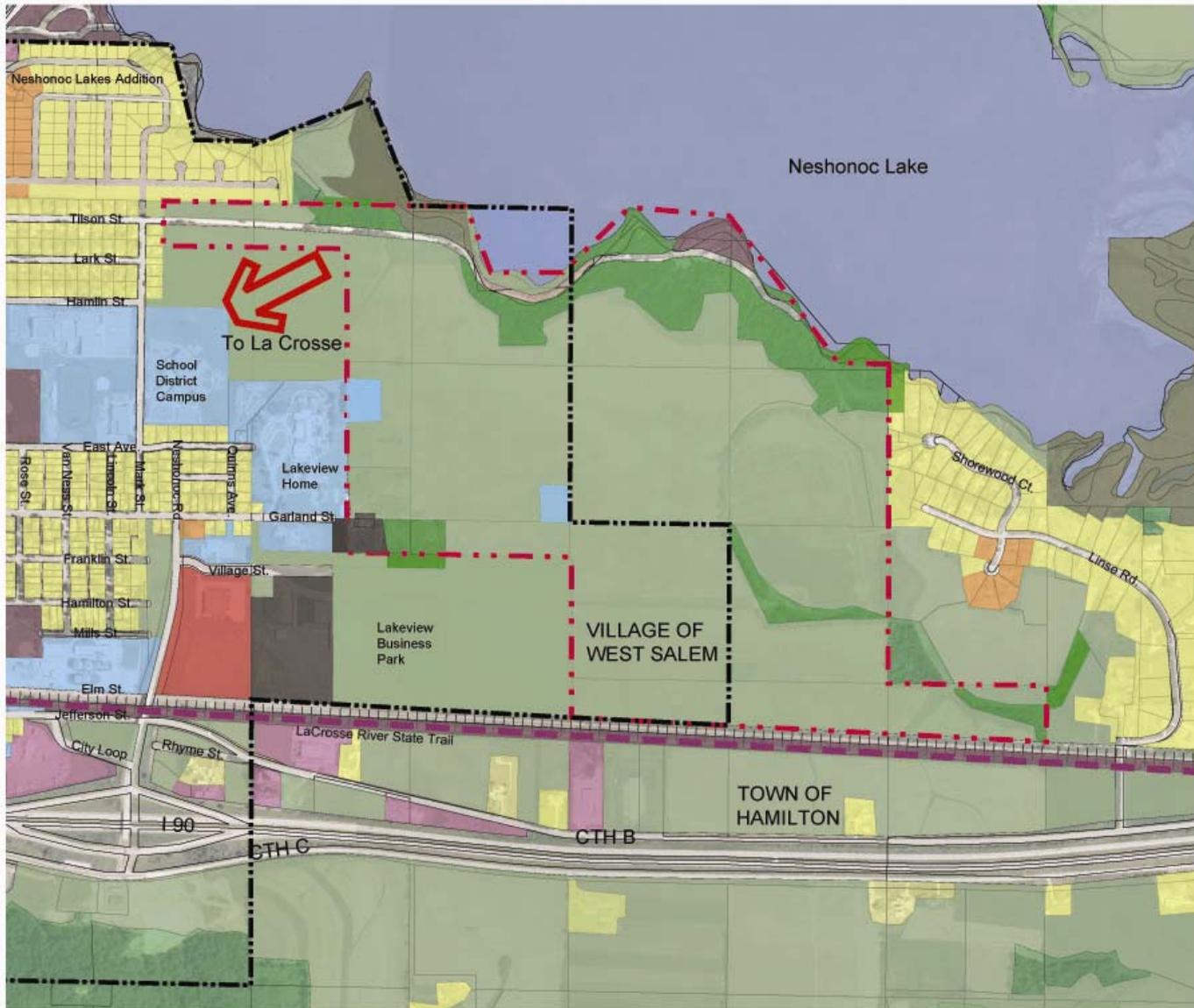
# La Crosse County Farm Development Plan

Thursday, December 13, 2007



- La Crosse County owns a 300 acre parcel of land, was annexed into the village of West Salem. Schreiber/Anderson Associates, Inc. has been hired by the County to help define the goals and character for future development of this land.
- The area context, site analysis and character images have been displayed at a public open house, where concept plan ideas and design aspects were discussed.

## Site Context Map



### WEST SALEM NEIGHBORHOOD PLAN WEST SALEM, WI

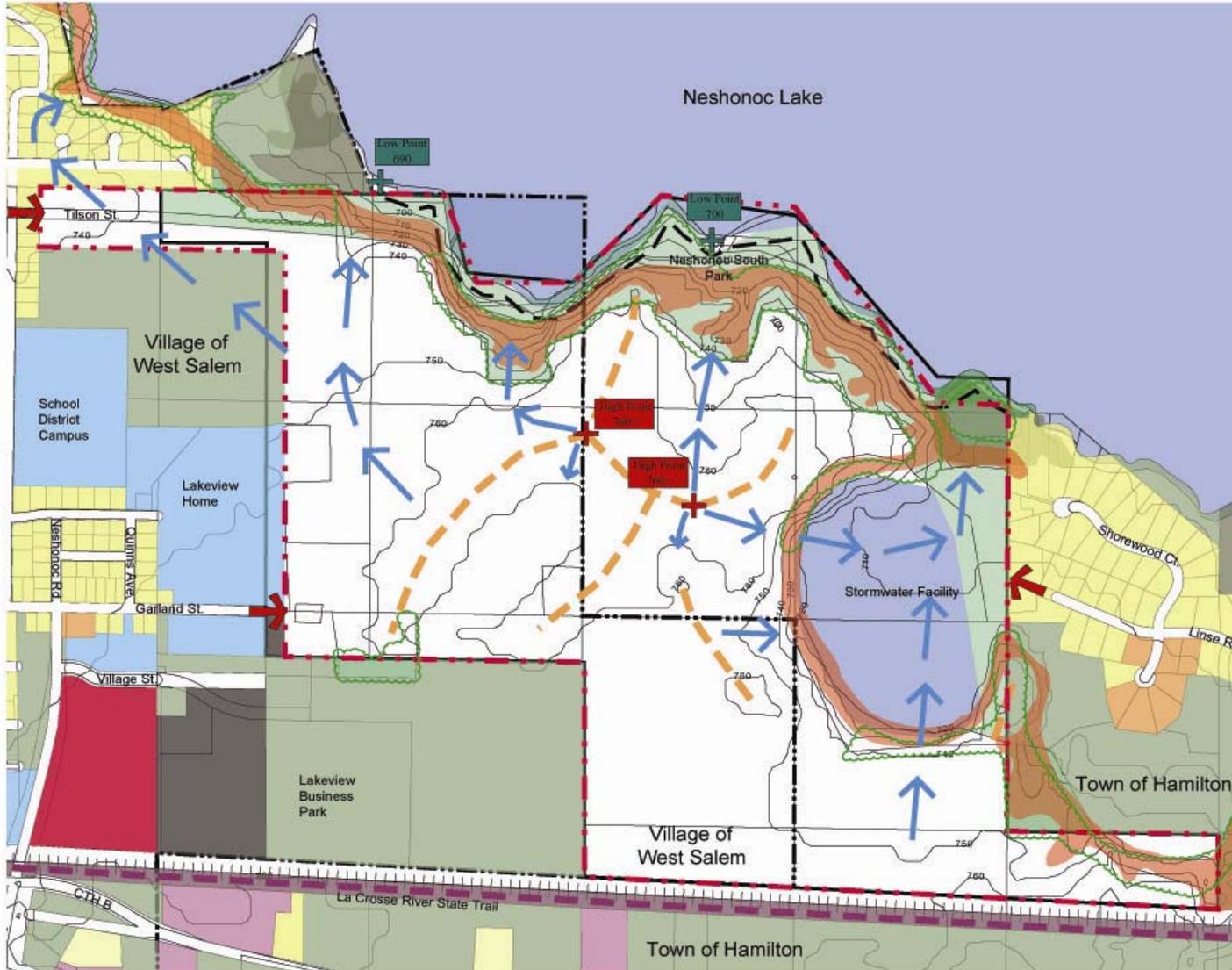
- Legend**
- Project Boundary
  - - - Village of West Salem Boundary
  - Single Family
  - Multi-Family
  - Retail
  - Office
  - Manufacturing
  - Institutional
  - Recreation
  - Agriculture
  - Woodland
  - Wetland
  - Park
  - Railroad
  - Public Bike Paths / Trails



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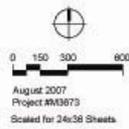
## Site Inventory and Analysis



### WEST SALEM NEIGHBORHOOD PLAN WEST SALEM, WI

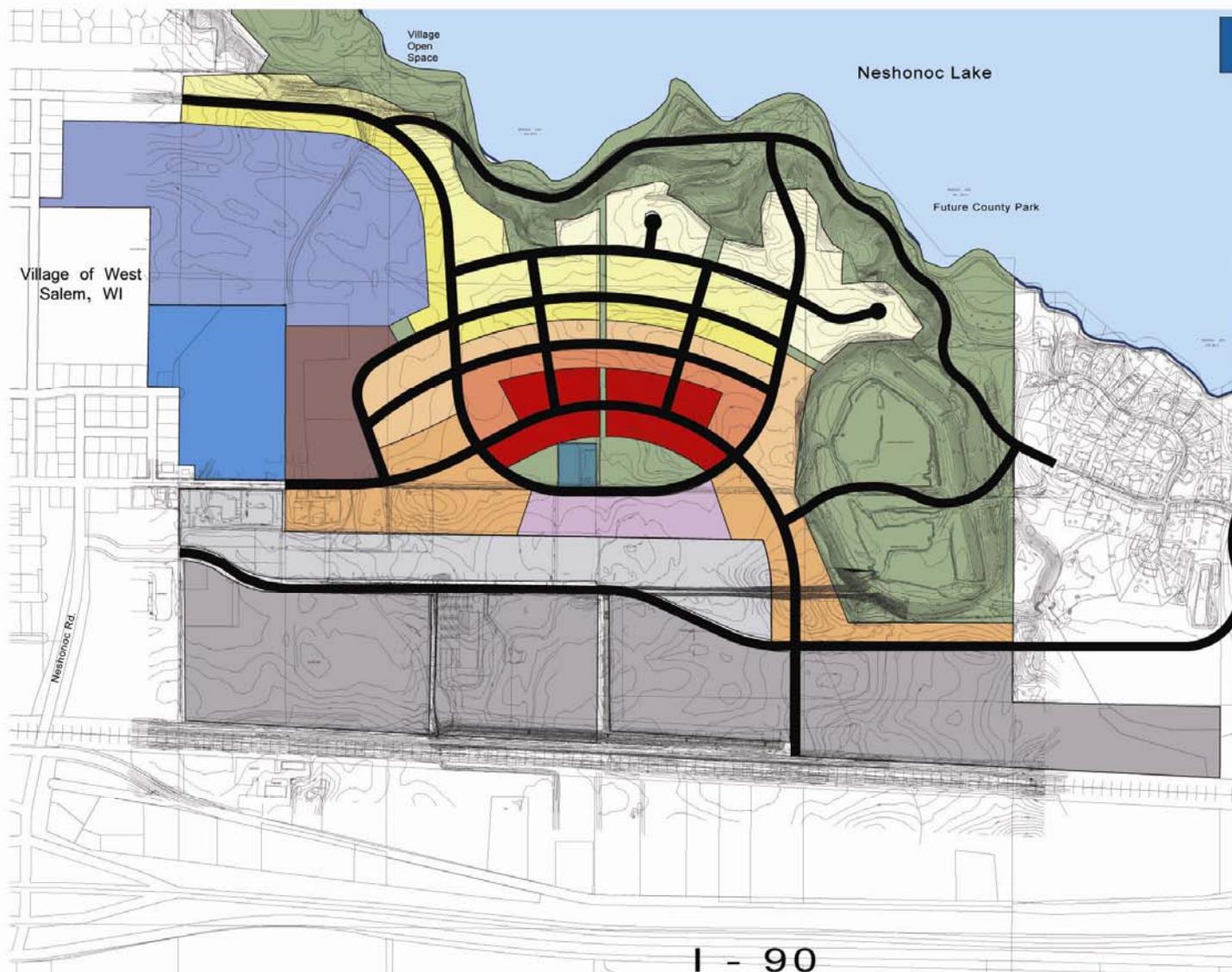
#### Legend

- Project Boundary
  - Village of West Salem Boundary
  - Slope Stages (>12%)
  - Water
  - Tree Line
  - Potential Access Points
  - Public Bike Paths / Trails
  - Drainage Pattern
  - Ridge/low
  - 75' Shoreline Buffer:
    - Single Family
    - Multi-Family
    - Retail
    - Office
    - Manufacturing
    - Institutional
    - Recreation
    - Agriculture
    - Woodland
    - Wetland
    - Park
    - 100 Year Flood Plain
- 377 ac Total Site Areas



## CONCEPT PLAN 1

### WEST SALEM NEIGHBORHOOD PLAN WEST SALEM, WI



#### Legend

LAND USE TYPE	DENSITY PER ACRE	UNIT COUNT	ACREAGE
<b>Residential</b>			
Low Density	6 Units	115	19.2 Ac.
Med Density	10 Units	205	20.5 Ac.
High Density	15 Units	189	12.6 Ac.
Town Homes	15 Units	243	16.2 Ac.
Multi Family	15 Units	393	26.2 Ac.
Mixed Use	10 Units	90	9.0 Ac.
<b>TOTAL RESIDENTIAL</b>		<b>1235</b>	<b>103.7 Ac.</b>
Commercial			12.0 Ac.
Institutional			52.9 Ac.
Office			8.1 Ac.
Senior Housing			11.9 Ac.
Light Industrial			31.9 Ac.
Rail Served Industrial			108.5 Ac.
Medical Facilities			19.6 Ac.
Park / Greenspace			118.8 Ac.
Cemetery			1.5 Ac.
Right-of-way			52.8 Ac.
<b>TOTAL SITE AREA</b>			<b>521.7 Ac.</b>

NET RESIDENTIAL DENSITY  
1235 Units / 103.7 Total Ac. = 11.9 per Ac.



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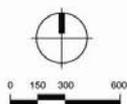
## CONCEPT PLAN 2

### WEST SALEM NEIGHBORHOOD PLAN WEST SALEM, WI

#### Legend

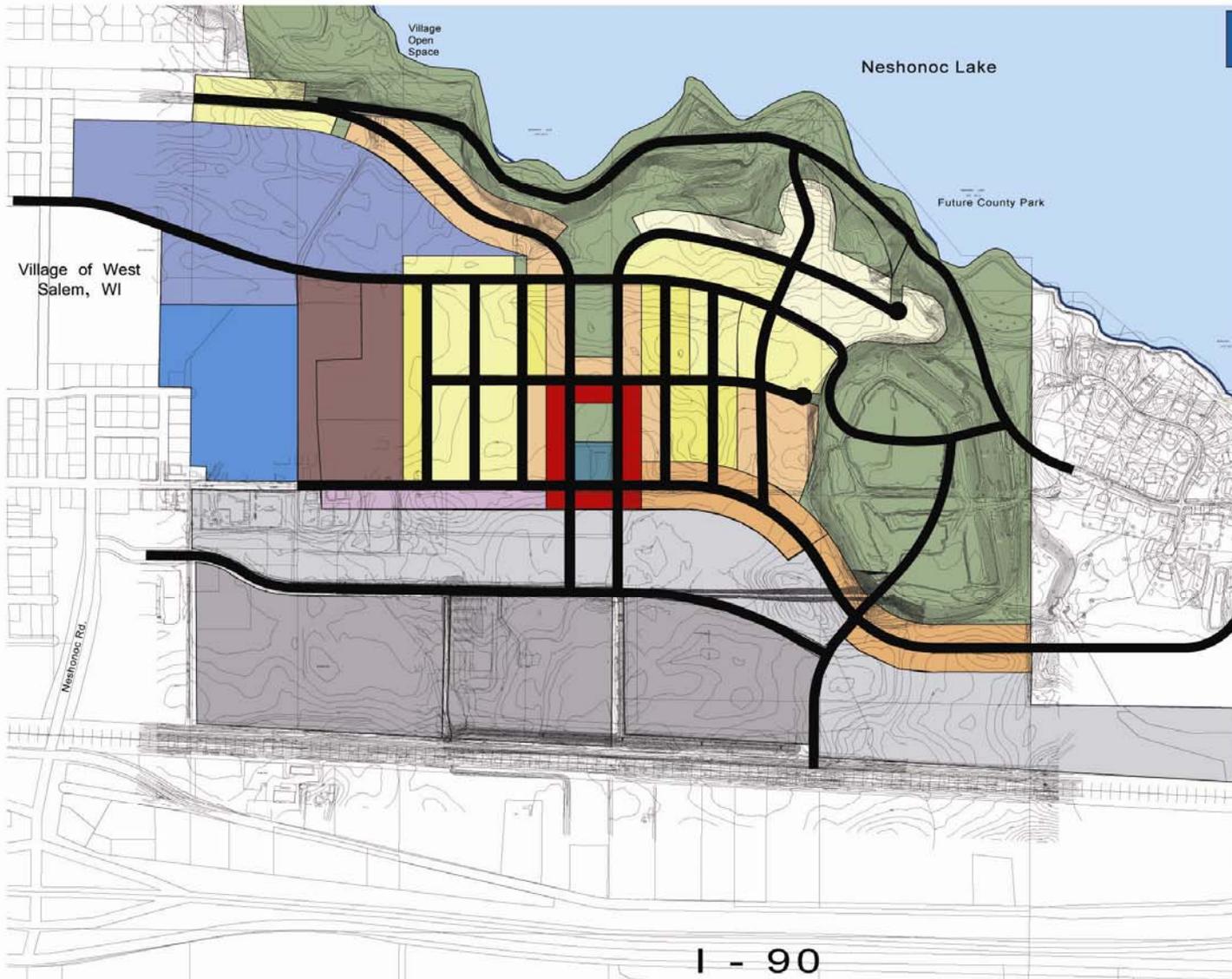
LAND USE TYPE	DENSITY PER ACRE	UNIT COUNT	ACREAGE
<b>Residential</b>			
Low Density	6 Units	75	12.5 Ac.
Med Density	10 Units	275	27.5 Ac.
High Density	15 Units	246	16.4 Ac.
Town Homes	15 Units	310	20.7 Ac.
Multi Family	15 Units	301	20.1 Ac.
Mixed Use	10 Units	87	8.7 Ac.
<b>TOTAL RESIDENTIAL</b>		<b>1294</b>	<b>105.9 Ac.</b>
Commercial			11.7 Ac.
Institutional			53.3 Ac.
Office			6.2 Ac.
Senior Housing			14.5 Ac.
Light Industrial			62.0 Ac.
Rail Served Industrial			70.1 Ac.
Medical Facilities			19.6 Ac.
Park / Greenspace			121.9 Ac.
Cemetery			1.8 Ac.
Right-of-way			54.7 Ac.
<b>TOTAL SITE AREA</b>			<b>521.7 Ac.</b>

NET RESIDENTIAL DENSITY  
1294 Units / 105.9 Total Ac. = 12.2 per Ac.



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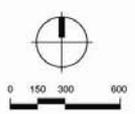
## CONCEPT PLAN 3

### WEST SALEM NEIGHBORHOOD PLAN WEST SALEM, WI

#### Legend

LAND USE TYPE	DENSITY PER ACRE	UNIT COUNT	ACREAGE
<b>Residential</b>			
Low Density	6 Units	82	13.7 Ac.
Med Density	10 Units	326	32.6 Ac.
High Density	15 Units	186	12.4 Ac.
Town Homes	15 Units	315	21.0 Ac.
Multi Family	15 Units	205	13.7 Ac.
<b>TOTAL RESIDENTIAL</b>		<b>1114</b>	<b>93.4 Ac.</b>
Commercial			5.3 Ac.
Institutional			44.2 Ac.
Office			3.9 Ac.
Senior Housing			19.3 Ac.
Light Industrial			77.1 Ac.
Rail Served Industrial			75.9 Ac.
Medical Facilities			19.6 Ac.
Park / Greenspace			121.7 Ac.
Cemetery			1.3 Ac.
Right-of-way			60.0 Ac.
<b>APPROXIMATE TOTAL SITE AREA</b>			<b>521.7 Ac.</b>

NET RESIDENTIAL DENSITY  
1114 Units / 93.4 Total Ac. = 11.9 per Ac.





## SINGLE-FAMILY RESIDENCES

WEST SALEM  
NEIGHBORHOOD  
PLAN  
WEST SALEM, WI



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## MULTI-FAMILY RESIDENCES

WEST SALEM  
NEIGHBORHOOD  
PLAN  
WEST SALEM, WI



## BUSINESS

WEST SALEM  
NEIGHBORHOOD  
PLAN  
WEST SALEM, WI



## RETAIL STREET

WEST SALEM  
NEIGHBORHOOD  
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## OPEN SPACE

WEST SALEM  
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## STORM WATER MANAGEMENT

WEST SALEM  
NEIGHBORHOOD  
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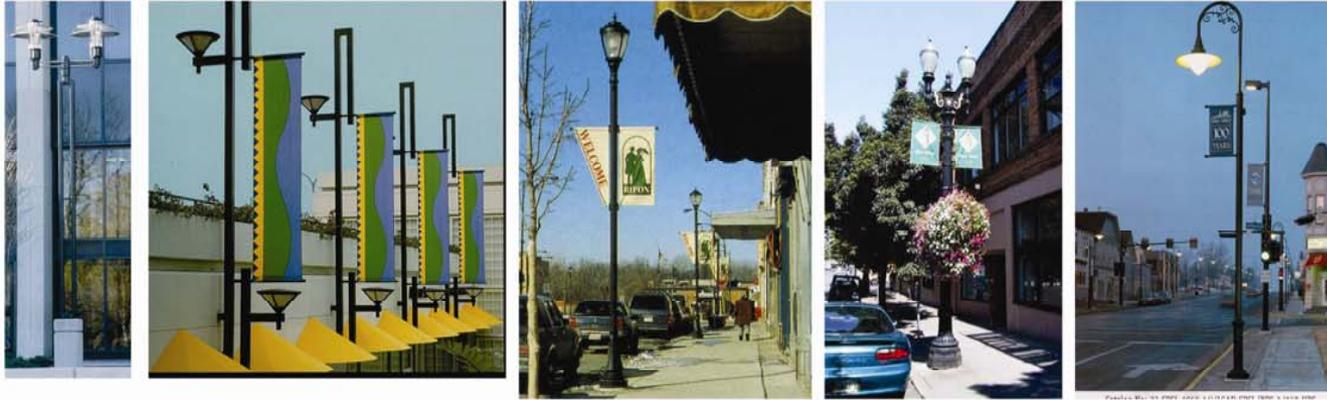


WALKS

WEST SALEM  
NEIGHBORHOOD  
PLAN  
WEST SALEM, WI



# Character Images



## LIGHT POLES / BANNER FAMILIES

WEST SALEM  
NEIGHBORHOOD  
PLAN  
WEST SALEM, WI



## GATEWAYS / PUBLIC ART

WEST SALEM  
NEIGHBORHOOD  
PLAN  
WEST SALEM, WI



# Character Images

## SITE FURNISHING FAMILIES

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WEST SALEM, WI



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