

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
October 2, 2017**

➤ **AGENDA ITEM – 17-1267 (Lewis Kuhlman)**

Preliminary Condominium Plat of Pettibone Pointe Condominium, La Crosse, Wisconsin.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

This condominium plat is for a site that has been zoned for a planned development and has gone through the design review. The applicant's intent is to divide the townhomes within the development into condominiums based on the approved site plans. The application includes condominium association rules and regulations, and declaration. This plat will move the development of this site forward and create a positive tax impact.

➤ **GENERAL LOCATION:**

Barron Island, west of US Hwy 61, as depicted in MAP 17-1267.

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

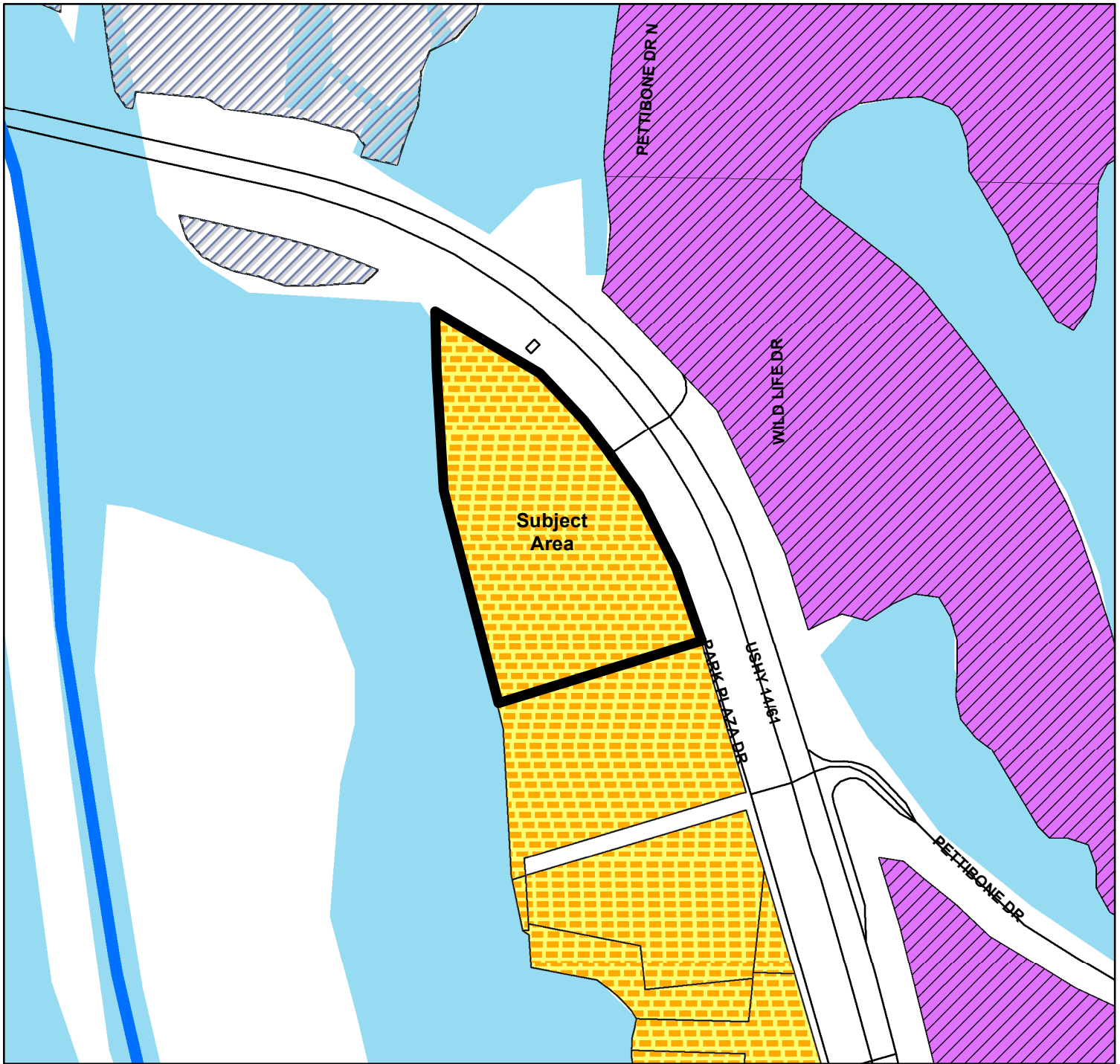
None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This plat supports a housing objective to establish a mix of housing and to increase home ownership which is consistent with the City's Comprehensive Land Use Plan which depicts this site as TND and Medium Intensity Retail, Office or Housing.

➤ **PLANNING RECOMMENDATION:**

**Approval** – this plat is part of a legal process to allow individual ownership of the residential units within the townhome development.



## 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

