

**Agenda Item 23-0069 (Tim Acklin)**

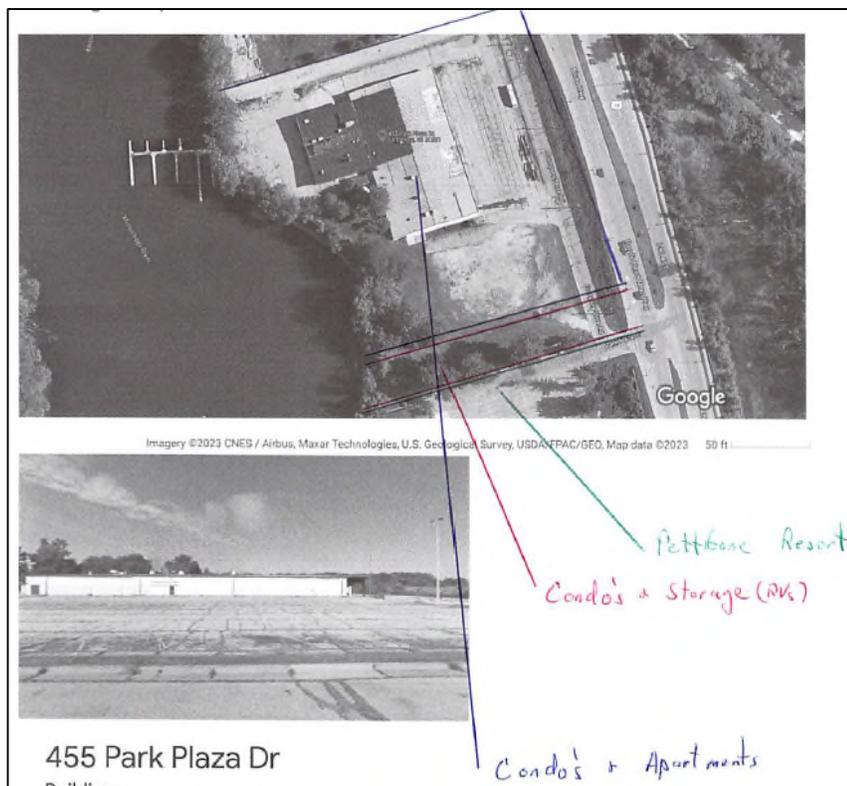
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific allowing for condos, apartments, temporary winter storage for recreational vehicles, and temporary flood evacuation storage at 455 Park Plaza Drive.

**General Location**

Council District 9. Located on the west side of Hwy 14/61 across from the main entrance to Pettibone Park and along the West Channel of the Mississippi River. Former Company Store parcels. There is a public campground and RV sales business to the south, residential and vacant land to the north, and park land to the east. See attached **MAP PC23-0069**.

**Background Information**

The applicant, who currently owns and operates Pettibone Resort Campground and RV sales to the south, has purchased the six (6) Company Store parcels to the north. The applicant is requesting to rezone them to Planned Development-Specific with the short term (immediate) plan to use the southern portion of the site to park RVs, the mid-term plan (within 2 years) to demolish the existing office building, and the long-term plan to construct residential condominiums and apartments. The applicant has provided a map indicating the proposed uses and where they would be located on the site. See below.



**Recommendation of Other Boards and Commissions**

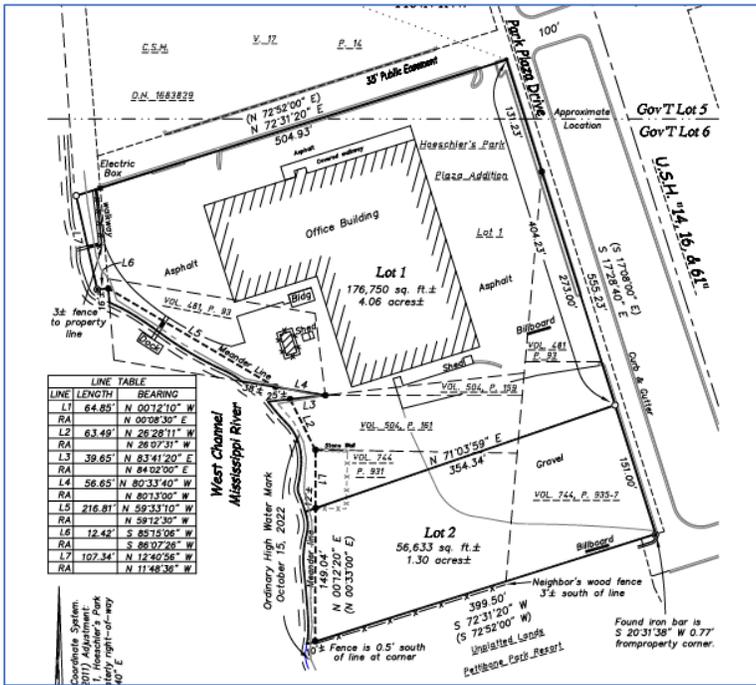
This item was referred by the Common Council at their February 2, 2023, meeting so that the applicant can provide additional plans and information to staff and work with the surrounding property owners that have some concerns.

**Consistency with Adopted Comprehensive Plan**

The Future Land Use Map in the Comprehensive plan depicts these parcels as Commercial, which is not consistent with the proposed uses of RV storage and residential. However, these parcels were rezoned to Planned Development-General by the City when TID 10 was created in an effort to spur redevelopment that included a mix of uses and not just commercial.

**Staff Recommendation**

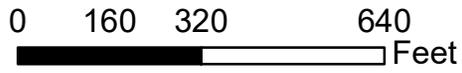
Overall staff supports the long-term plan for redeveloping these parcels for higher density residential, which can be used to screen the southern portion of the site that the applicant would like to use for RV parking/storage.

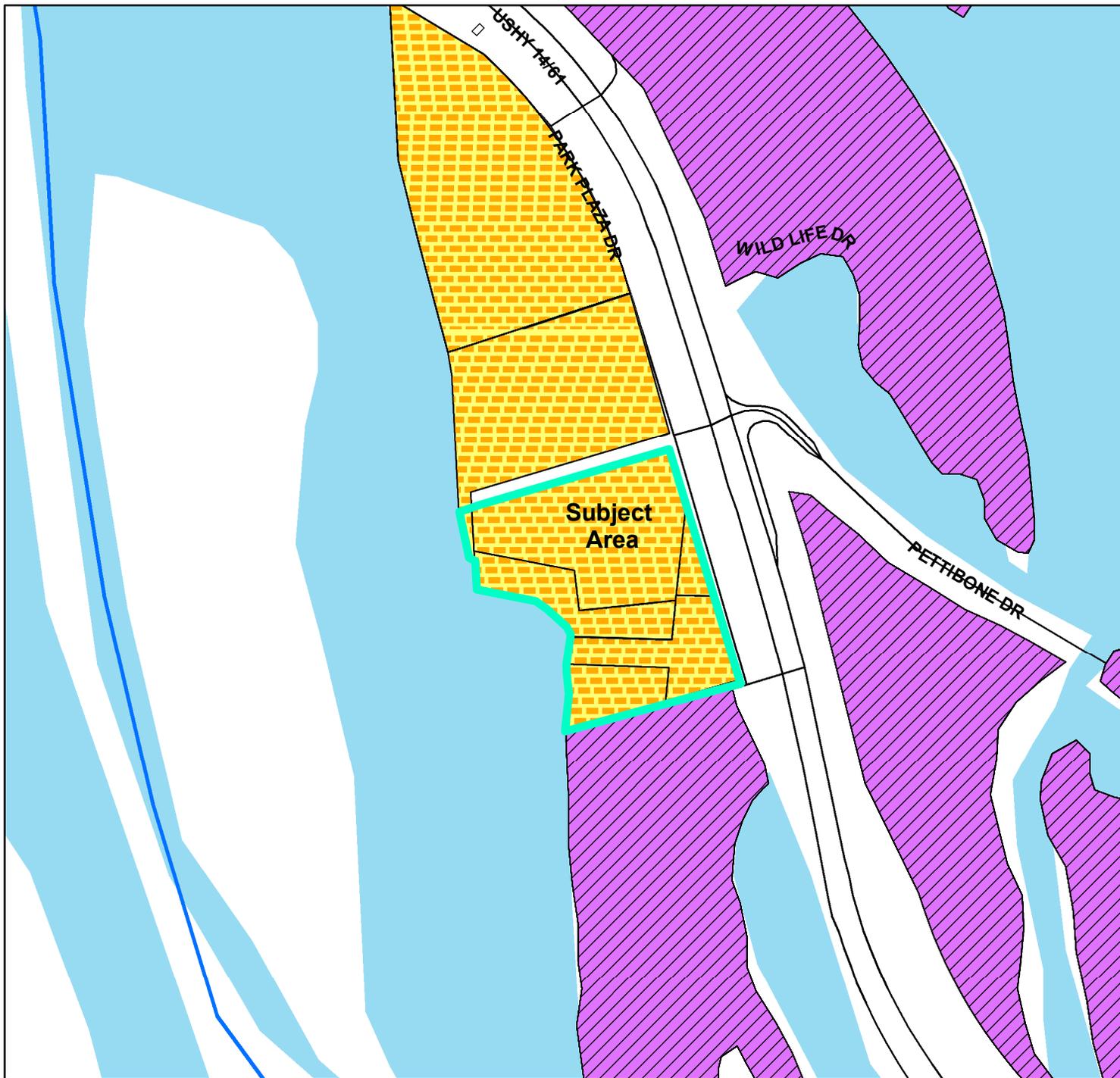


Staff does have concerns about the long-term plans coming to fruition and the site being only used as a parking lot for RVs. Planned Development-Specific zoning requires more detailed information/plans of the site, including a site plan, that was not provided by the applicant. Having these plans and information may give staff more confidence that the entire site will be redeveloped. Additional information was requested of the applicant during the January meeting cycle of the Common Council. The only new information that was provided was a Certified Survey Map that depicts the two parcels. Lot 2 being the parcel the applicant would like to park RVs. The applicant has stated that they are not quite sure what would occur on Lot 1, so they have no plans to attach at this time.

With no new information or plans regarding Lot 1, staff recommends denial of this item. If approval is recommended by the City Plan Commission, Judiciary and Administration Committee, or the Common Council staff recommends that it is conditionally upon the CSM being approved and a Payment for Municipal Services Agreement is signed for when the existing building is demolished.

**Routing J&A 2.28.2023**





## 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

