

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 1, 2016**

➤ **AGENDA ITEM - 16-0694 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - General to the Planned Development District - Specific at 529, 601 and 621 Park Plaza Drive allowing for a mixed use residential development.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This item is related to Item #16-0685. The Subject Ordinance would transfer the property depicted on attached **MAP PC16-0694** from the Planned Development District - General to the Planned Development District - Specific. The applicant is requesting final zoning approval for the development of 25 condominium units with 61 bedrooms. There will be a mix of two, three, and four units. Covered parking will be provided for each unit but there will also be some additional surface parking for residents and guests. The applicant will need to apply for a variance from the Board of Zoning Appeals of the setback from the high water line. Plans for the development, including a draft of the covenants, are attached as part of this legislation.

➤ **GENERAL LOCATION:**

529, 601 and 621 Park Plaza Drive.

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

The Common Council approved the rezoning of these parcels at their June 9, 2016 meeting.

The Design Review Committee approved this project at their June 24, 2016 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The redevelopment of vacant or underutilized land in the City is a primary objective in the Comprehensive Plan. This area is depicted as Downtown on the Future Land Use Map in the Comprehensive Plan which promotes high intensity office, retail, housing, entertainment, convention and public land uses in mixed use buildings. The proposed use is not consistent with this category. However, while this phase may not be
























consistent with this category, the applicant's proposed overall development when completed would be consistent with this land use category.

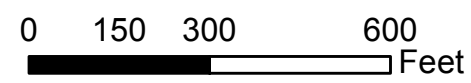
➤ **PLANNING RECOMMENDATION:**

**This ORDINANCE is recommended for approval with the condition that at no time shall the private roadway within the development become public roadway and that higher density development occurs in any future phases..**



## BASIC ZONING DISTRICTS
























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	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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