

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 2, 2019**

- **AGENDA ITEM – Lewis Kuhlman (18-1660)**
Resolution approving First Amendment to Development Agreement with Spies Construction for Navy Reserve Site.

- **ROUTING:** F&P 1/3/19

- **BACKGROUND INFORMATION:**
The City entered into a development agreement with Spies Construction in April. The agreement requires Common Council action to make amendments. The agreement specified that groundbreaking be on or before November 1st. Though the Common Council didn't approve the final plat until November 8th, Spies hoped to break still break ground in later in the month. However, the final plat wasn't approved by the State until November 29th, which was too late to make up for the lost time. This amendment pushes back ground breaking until April when the ground has thawed, when the developer makes payments, and the overall deadline for substantially completing construction on ten homes.

- **GENERAL LOCATION:**
Green Bay St, a half-block west of Losey Blvd. as depicted in Map 18-1660.

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
The Common Council approved the development agreement on 4/12/2018;
The Common Council approved the rezoning on 8/9/2018; and
The Common Council approved the final plat on 11/8/2018

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
It is consistent with a future land use of single family housing, and land use objectives for targeted redevelopment and to improve land use compatibility.

- **PLANNING RECOMMENDATION:**
Approval – the deadline for breaking ground for the first house has passed and the substantial completion deadline of May 1st would be too difficult to meet. This shifts the deadlines for each additional house and the overall deadline. Spies requested to make payments when the houses are finished rather than started, which doesn't change to price or affect the loan for utility installation.