

Agenda Item 23-0069 (Tim Acklin)

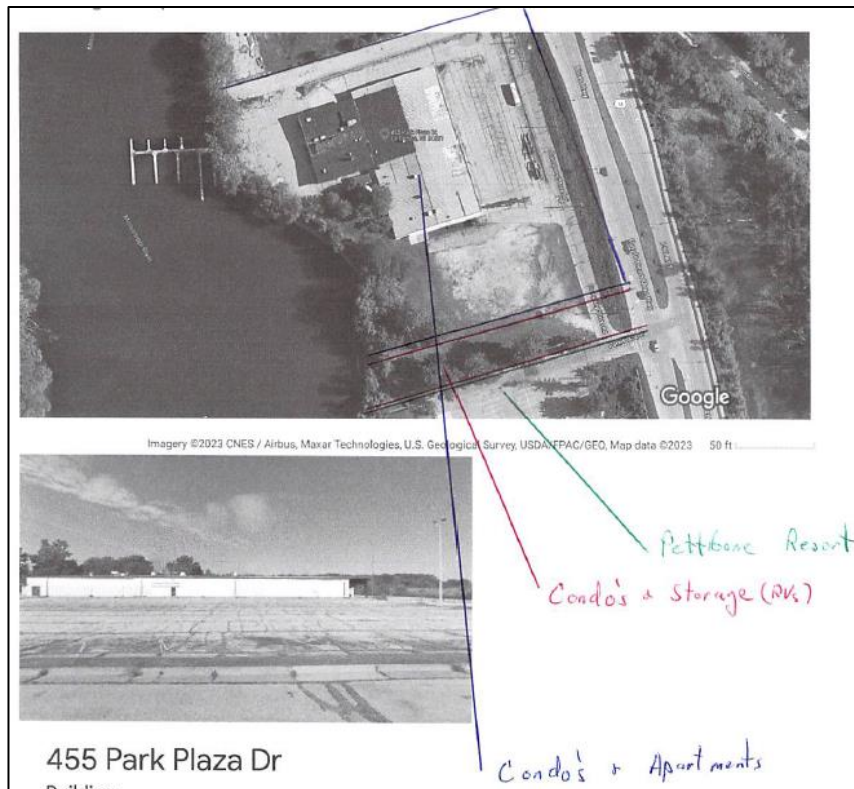
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Planned Development District - Specific allowing for condos, apartments, temporary winter storage for recreational vehicles, 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

N/A

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.

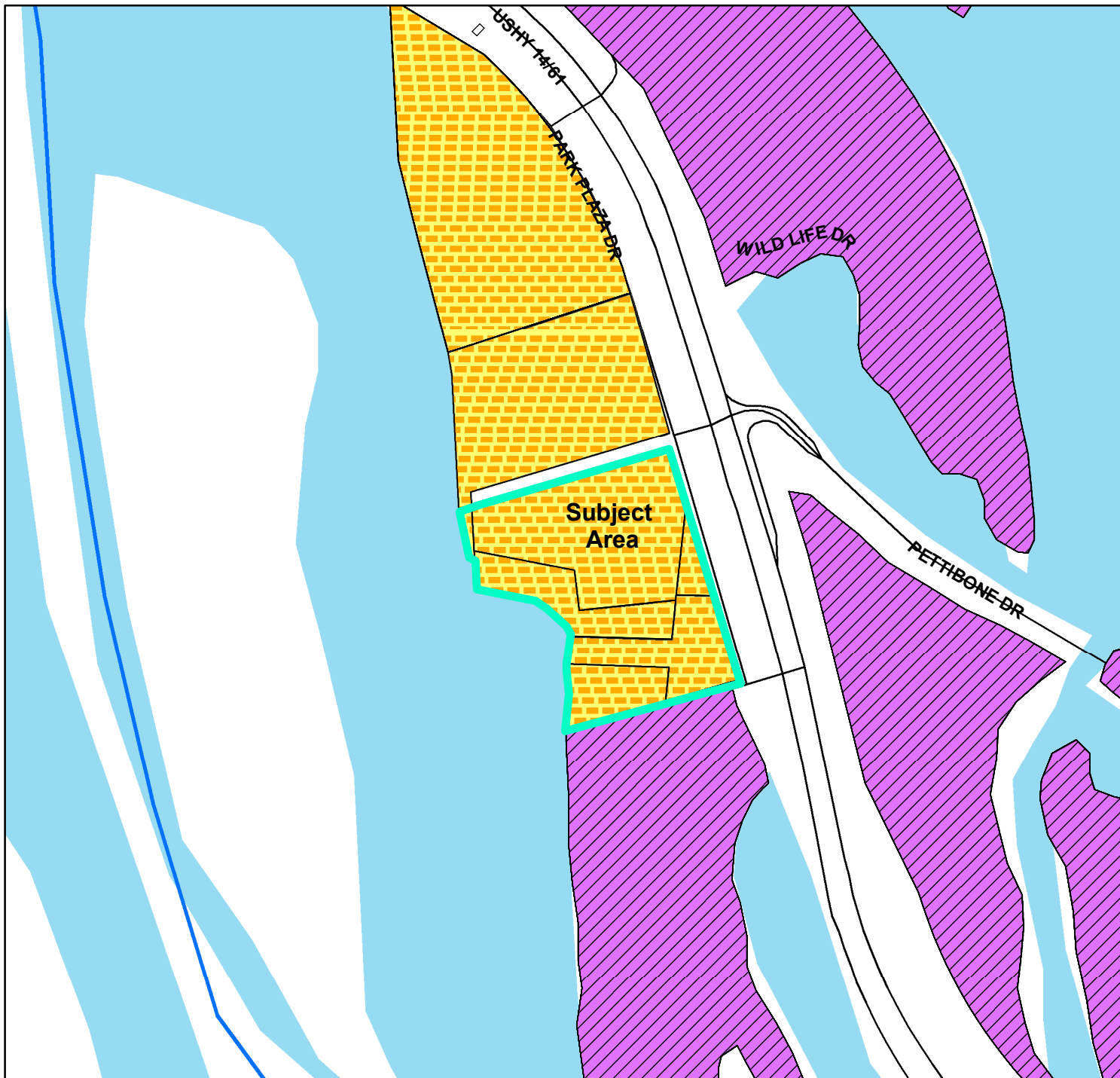
Staff Recommendation

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 would require that the parcels are combined and a Payment for Municipal Services Agreement is signed for when the existing building is demolished.

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.

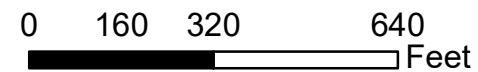
This item is recommended to be referred to the March 2023 Common Council cycle so that the applicant can submit more detailed plans and the required information for Planned Development-Specific zoning.

Routing J&A 1.31.2023



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





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