

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 30, 2017**

➤ **AGENDA ITEM – 17-0577 (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 Park Plaza Drive allowing for a mixed use residential development with changes to original design.

➤ **ROUTING:** J&A Committee, Public Hearing 5/30/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached MAP PC17-0577 from the Planned Development District-Specific to the Planned Development District-Specific. The applicant had plans approved by the Common Council in Fall 2016 for the construction of 25 condominium units. Due to several proposed site logistics the applicant had to request some approvals from the WisDOT. After many discussions with the WisDOT the applicant decided to redesign the layout of the condominiums on the site. As a result of this redesign they were able to add an additional unit increasing the number to 26 total units. (The revised Site Plan is attached as part of the Legislation) Because the site plan was significantly revised and an additional unit was added it required the applicant to resubmit to the Council for approval due to the existing zoning.

➤ **GENERAL LOCATION:**

529 Park Plaza Drive.

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

N/A

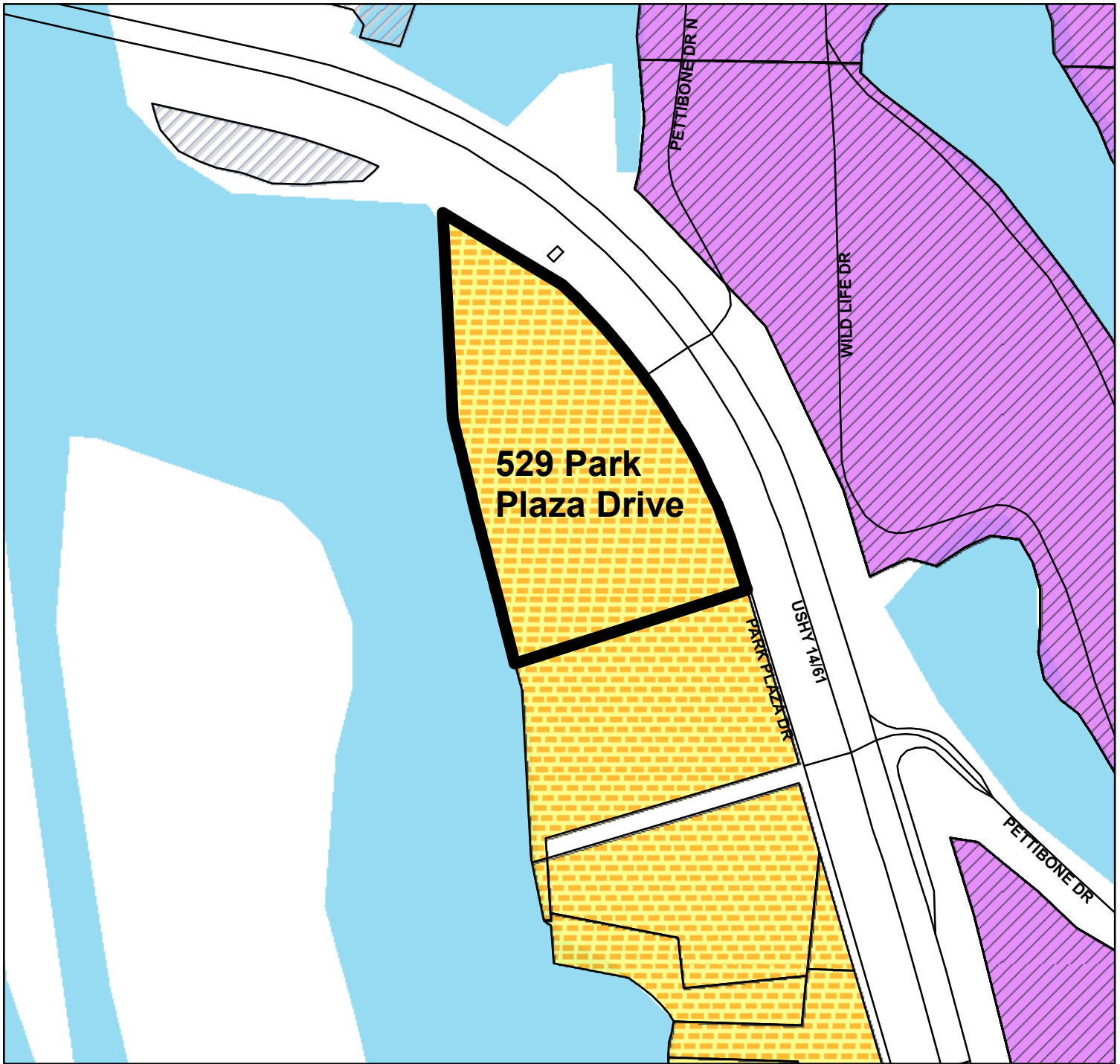
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed zoning and land use is consistent with the Comprehensive Plan.
























➤ **PLANNING RECOMMENDATION:**


Staff has no concerns with this item. Even though the site layout has been reconfigured the only real change is the increase in density by one condominium unit. **This item is recommended for approval with the condition that the stormwater management**

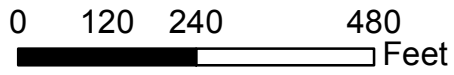
plan be revised and resubmitted for approval by the Design Review Committee prior to receiving a Building Permit for the units that area being relocated on the Site Plan.

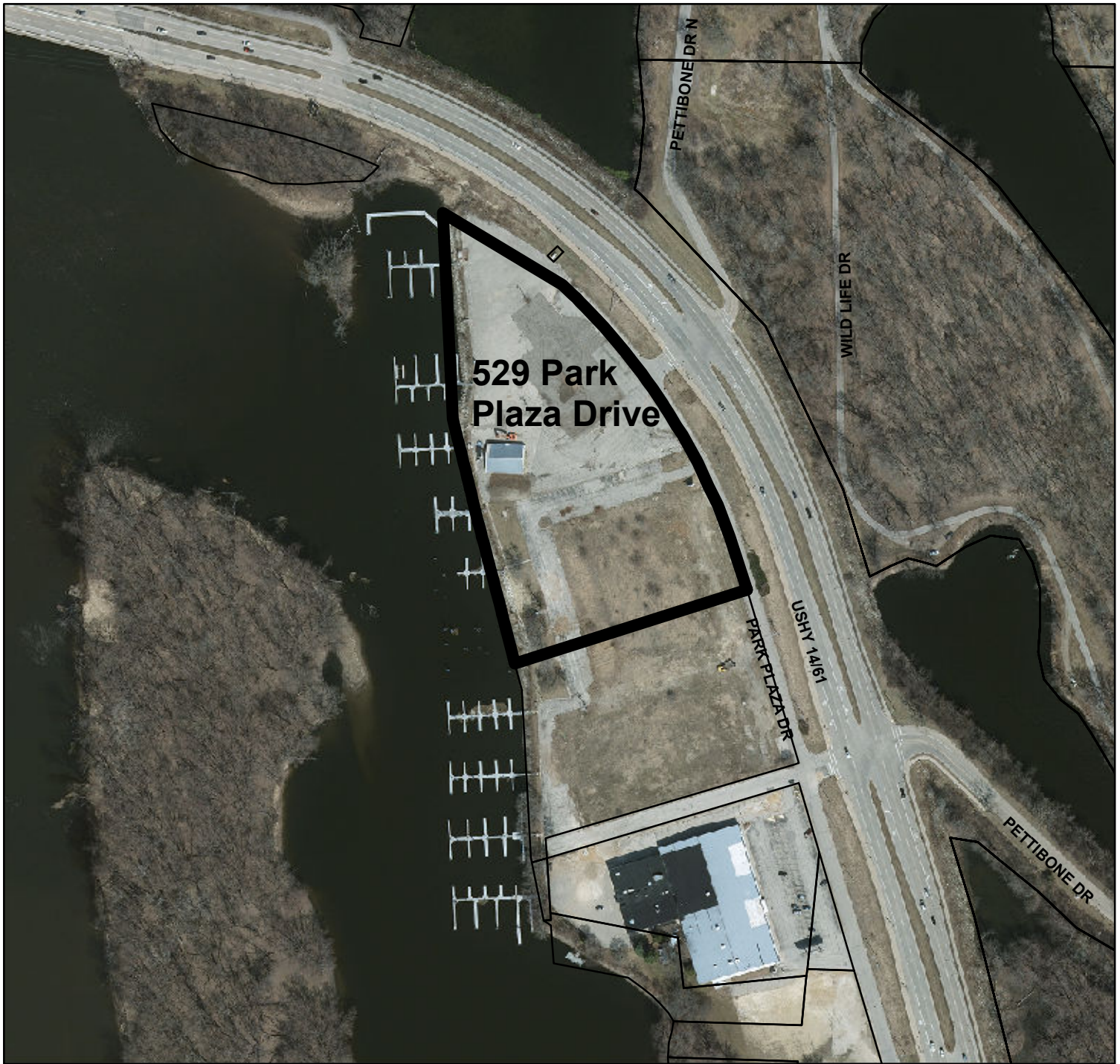


BASIC ZONING DISTRICTS
























	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







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

