

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 4, 2014**

➤ **AGENDA ITEM – PC2014-08-04-08**

AN ORDINANCE to amend Subsection 15.02(B) 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 - General allowing for a residential development with marina at Park Plaza Dr., 601 Park Plaza Dr. and 621 Park Plaza Dr.

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The proposed development at the northwest end of Park Plaza, as depicted on **MAP 2014-08-04-08**, is a 47 residential unit project. It include 6- three bedroom villas, 6- three bedroom flats, 8- two bedroom lofts, 23 two bedroom flats and 4-one bedroom flats. The intent is for this to be a condo plat, allowing for both market rate owner occupied and rental units. First level parking is included in the buildings. The developer is looking to break ground in the summer, 2015. Estimated value upon completion: \$6,000,000 - \$8,000,000.

Variances may include an adjustment to the high water line setback, setback from the neighboring property line and adjustment of the parking requirement.

The Developer is asking that the City transfer to the developer the city owned property where the abandoned treatment facility is located is declared surplus property. The developer would then, like to purchase the property for fair market value. They also request the City vacate the portion of Park Plaza Drive in front of their property and allow the developer to purchase the property. Lastly, they request the abandonment and vacation of unused access and utility easements related to the abandoned treatment plant. Conceptual plans for the development are attached.

➤ **GENERAL LOCATION:**

Across from Pettibone Park on Hwy 14/61; the North end of the Park Plaza site.

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

Board of Public Works amended to have the City Attorney and Public Works Director investigate what easements are intact, and which are needed for the property.

Economic Development Commission approved the same.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows all of Park Plaza to be commercial, however, City/County project plans from ten years ago show mixed use, high density development. Last year the Plan Commission approved PD-General plans for low density residential development. This proposed development is more in line with the higher density that the City/County was looking for in the past.

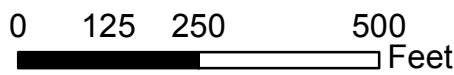
➤ **PLANNING RECOMMENDATION:**

**Initial plans look like a high quality, medium density development, that will be a great addition to both the Park Plaza site, and the City's residential market. Planning staff recommend approving with the BPW and EDC approved amendment.**

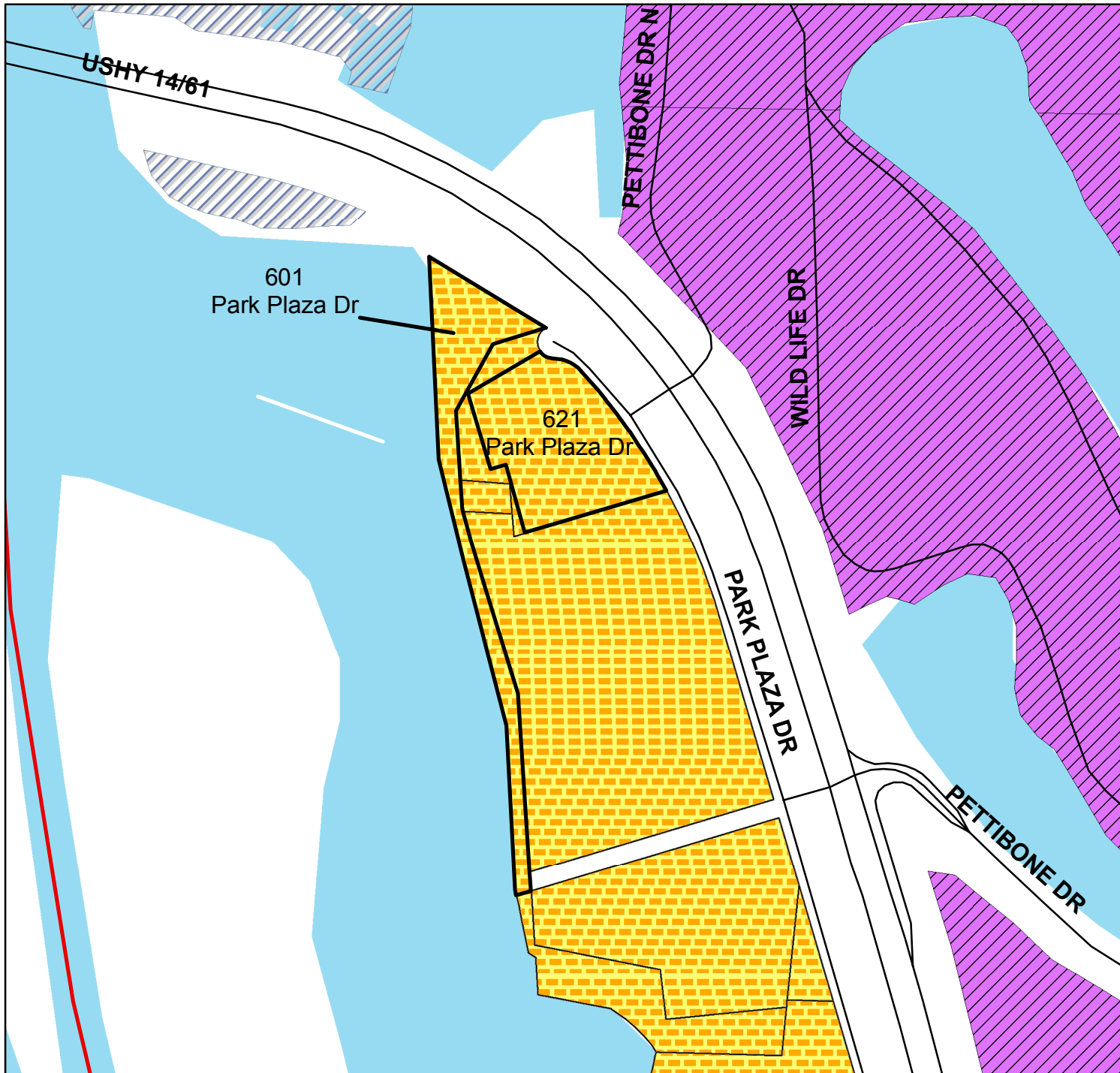


## BASIC ZONING DISTRICTS

	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
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	City Limits
	SUBJECT PROPERTY







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