

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
May 4, 2020**

➤ **AGENDA ITEM – 20-0256 (Jason Gilman)**

AN AMENDED ORDINANCE to amend Subsection 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 - General at 1325 St. Andrew Street.

➤ **ROUTING:** CPC 5/4/2020; J&A 5/5/2020

➤ **BACKGROUND INFORMATION:**

Star Center Sports/Star Association is petitioning for review of the Planned Development District General Plan at 1325 St. Andrew Street commonly known as the Trane Plant 6 Redevelopment Site. The investor and architectural team have amended their plans.

➤ **GENERAL LOCATION:**

Trane Plant 6 Site, 1325 St. Andrew Street

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

This item was previously reviewed but referred by the CPC, J&A and Council. The resulting review and conditions are listed below the department recommendations.

**CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This site is shown as Light Industrial on the City Land Use Plan. This category provides for a variety of manufacturing, assembly, and warehousing activities. Offices are allowed only as a secondary or support use to other light industrial. The proposed use is inconsistent with the Land Use Plan.

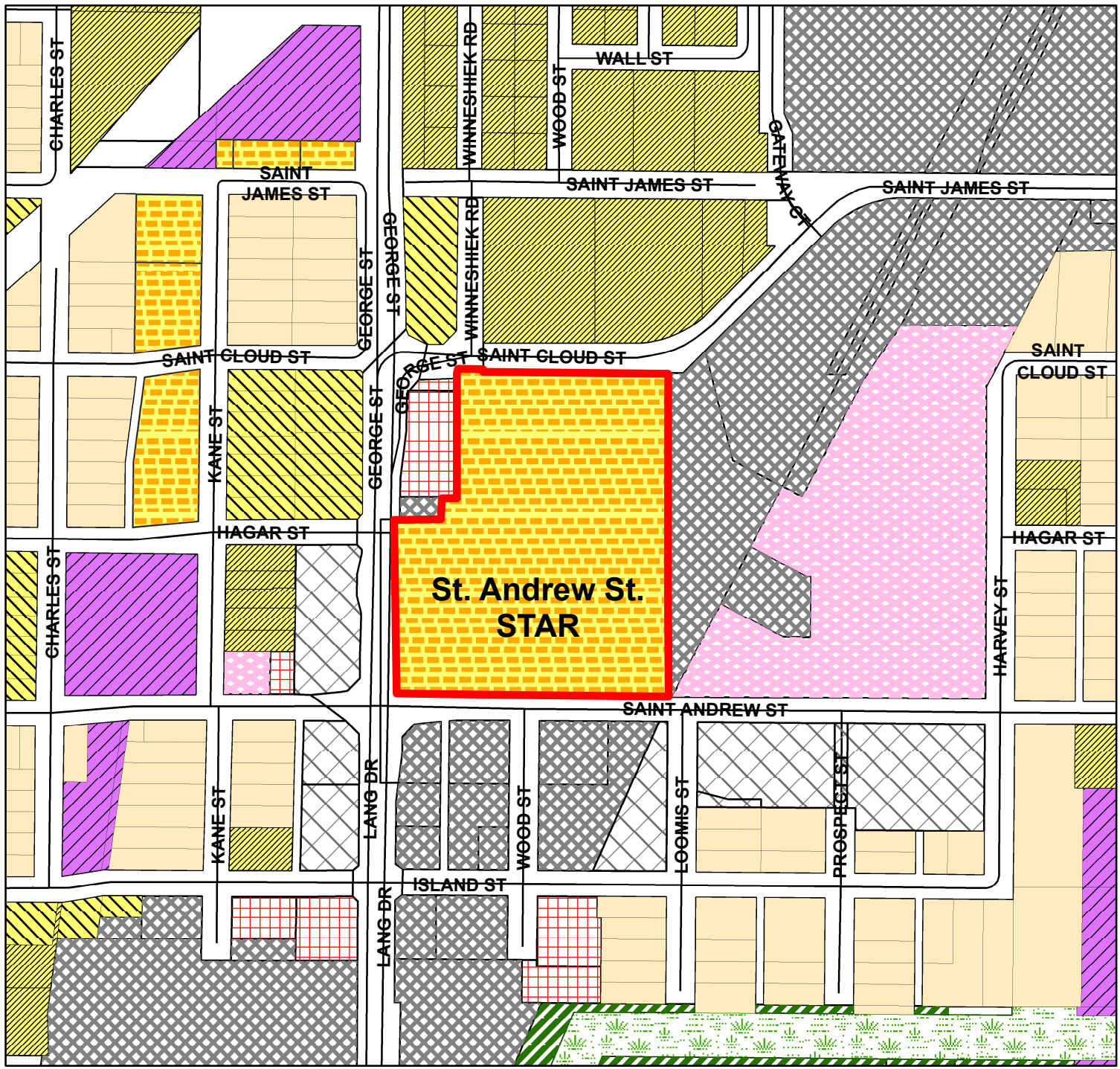
➤ **PLANNING RECOMMENDATION:**

While recreation uses are generally permitted in light industrial areas, this proposal recommends a uniquely structured use that may be wholly or partially tax exempt, having an economic impact on a brownfield redevelopment site that is denoted for light industrial use in the land use plan. Since the use proposed is unique and will have economic impact in ways other than tax base, the department recommends the applicant provide an economic impact evaluation to the Planning Commission to give the City a better understanding of both its impact on fostering adjacent taxable

investment and the impact potential if the use in consumer activity, spending, housing, and accessory and complimentary investments that may follow. **Generally understanding the uniqueness of this facility and its potential as a catalytic redevelopment project, the department recommends approval subject to the above stated economic analysis as part of the PDD-Specific submittal to follow.**

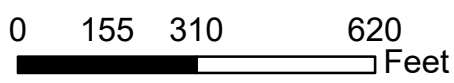
**In addition, the CPC, J&A and Common Council action in March required the following be submitted in order to that the zoning be effective if approved:**

- 1. The Star Association Inc obtaining ownership and closing on the property from Stizo Development LLC (this is to avoid the rezoning being effective if something should happen to your project)**
- 2. The signed and delivered PMSA agreement**
- 3. Acquisition of actual receipt of tax credits and grants anticipated to make the project happen as outlined in your materials (the city required financial evidence supporting the project)**

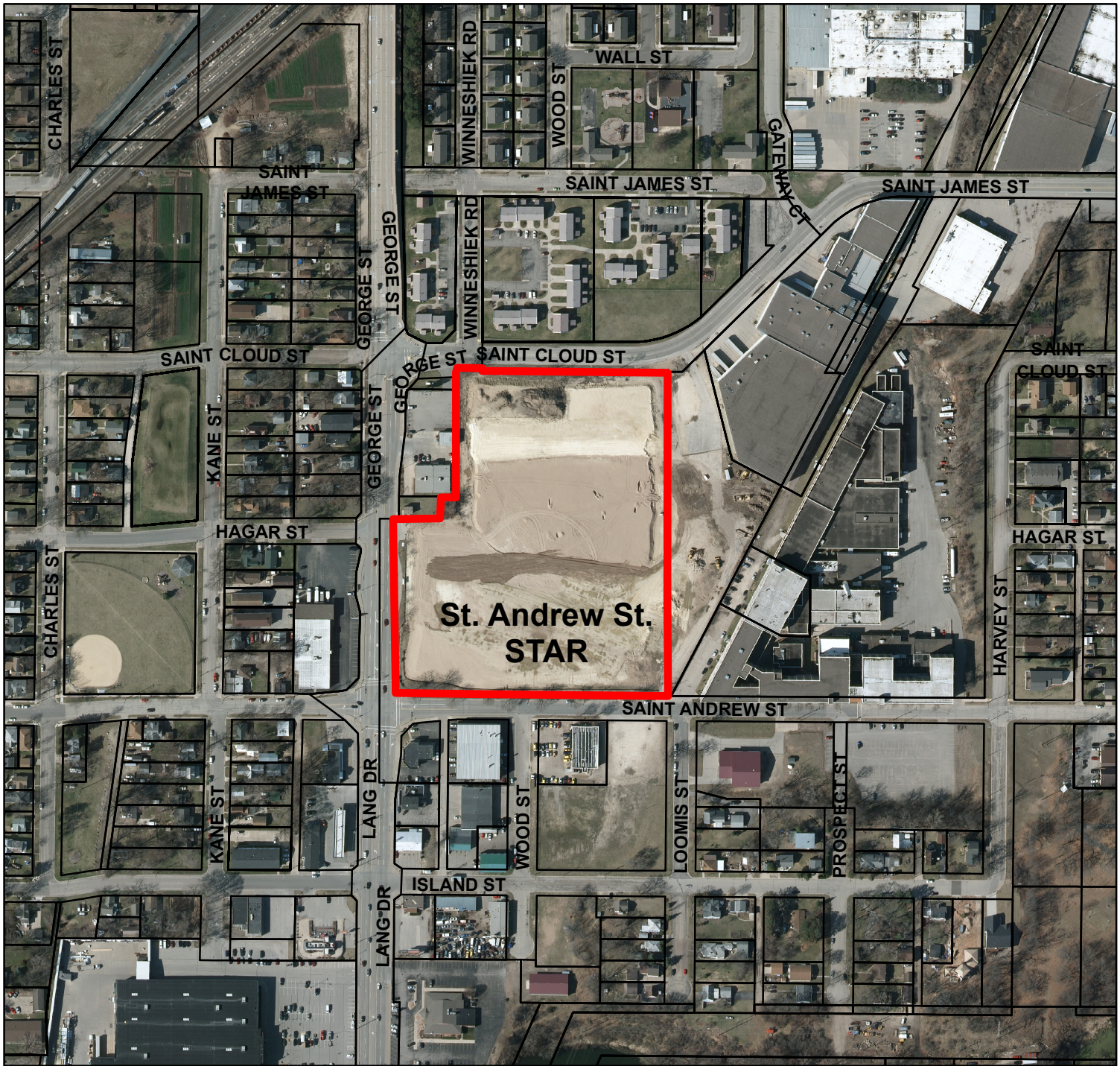


## BASIC ZONING DISTRICTS

	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



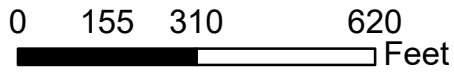




## BASIC ZONING DISTRICTS

	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





**PC20-0256**