

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
May 31, 2016**

➤ **AGENDA ITEM - 16-0486 (Tim Acklin)**

AN 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 allowing for a mixed use with residential duplexes and townhomes at Park Plaza Dr. and 529, 601, 611 and 621 Park Plaza Dr.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached MAP PC16-0486 from the Planned Development District-General to the Planned Development District- General. The applicant is requesting conceptual approval to develop the northern half of the site, commonly referred to as the Park Plaza Site, into a mix of duplexes, triplexes, and quadplexes. This is intended to be Phase I of the development which includes 26 units with 78 bedrooms. Additional future phases were discussed with planning staff. Covered parking will be available, as well as surface parking, for the residents and guests. The current public marina will be converted to a private, members only, marina for the residents.

The applicant intends to request the following items:

- 1) Vacation of Park Plaza Dr. and any unused access and utility easements.
- 2) Waiver of the required setback from the high water line.
- 3) Waiver of setback requirements from neighboring properties.
- 4) Waiver of off-street parking requirements.

The estimated valuation of infrastructure, landscaping, site improvements and the residential units will be approximately \$9-11 million.

➤ **GENERAL LOCATION:**

529, 601, 611 and 621 Park Plaza Dr.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The redevelopment of vacant or underutilized land in the City is a primary objective in the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

Planning staff was a little disappointed at the proposed density of the development as at past meetings higher density options were presented. However, it was also discussed that future phases would include higher density residential, commercial, and/or mixed use developments.

If this concept is approved by the Common Council it will have to go through the City's Design Review Process and come back to the Common Council for Planned Development-Specific zoning. Additionally, any future phases will have to go through the Planned Development and Design Review processes.

Planning would not have an issue with vacating portions, or all, of Park Plaza Drive but would like the applicant to consider allowing public access to the water. Planning staff is open to the request to waive off-street parking requirements but would like to review a more detailed proposal on their reasons for wanting to provide less parking spaces and how many spaces they would like to waive. Staff is unsure of the request to waive setbacks to neighboring properties as the applicant owns all the properties and waivers to the high waterline setback requirement are being discussed with other City staff on whether this process can approve such waivers.

**This Ordinance is recommended for approval with the following to be considered when submitting final plans:**

- 1) Public access to the water**
- 2) Commit to a higher level of density in future phases, including a larger mixed-use project.**
- 3) Stub in a road on the southwest corner of the site to access future phases. If not done with this phase it may be difficult to do after it is privately owned.**



## 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



