

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
FEBRUARY 28, 2022**

- **AGENDA ITEM: 22-0266 (Jack Zabrowski)**
Resolution requesting waiver of City requirement for a subdivision plat and allowance of the substitution of a Certified Survey Map (CSM) in its place at 2415 State Road.

- **ROUTING: J&A 3.1.22**

- **BACKGROUND INFORMATION:**
The applicant and property owner, MKB Cooper Rocks, LLC, is requesting a waiver of the City's land division platting requirements from Chapter 113 of La Crosse municipal code. The applicant would like to substitute a Certified Survey Map in place of a subdivision plat to expedite the redevelopment of 2415 State Road, formerly Kmart.

La Crosse Municipal Code section 113-7 requires that lands within the corporate limits of the City of La Crosse being divided into more than three parcels create a plat of said parcel. La Crosse Municipal Code section 113-9 states, "Where, in the judgment of the Common Council, after review and recommendation by the City Plan Commission, it would be inappropriate to apply literally the provisions of this chapter because of the proposed subdivision being located outside of the corporate limits, or because exceptional or undue hardship would result, the Common Council may waive or modify any requirement to the extent deemed just and proper."

- **GENERAL LOCATION:**
2415 State Road, former Kmart site, Council District 7, Bluffside Neighborhood Association

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
Confluence, our Comprehensive Plan states, "Priority should be placed on identifying opportunities for redevelopment and infill within the City in order to accommodate new development." Infill redevelopment of the greyfield site at 2415 State Road would be consistent with our comprehensive plan.

- **PLANNING RECOMMENDATION:**
This item is recommended for **approval**.



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

