

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 2, 2020**

Ø **AGENDA ITEM – 20-1218 (Jack Zabrowski)**

Certified Survey Map - Part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 15 North, Range 7 West, and all of Lots 9 and 10, Block 1, Tyson Addition to the City of La Crosse, La Crosse County, Wisconsin and request for waiver of platting requirements.

Ø **ROUTING:** J&A 11/3/2020

Ø **BACKGROUND INFORMATION:**

The three parcels included in the CSM are currently zoned; C-1 Local Business (17-50298-30) and Multizoned (17-50298-35) and R-1 Residential (17-40107-90). The applicant would like to create three new parcels; one containing the former Kmart building, one containing the former Hardee's, and one remaining as a parking lot. This redrawing of parcels lines contained in this CSM would allow for separation of the Kmart site (Lot 1), Hardee's (Lot 2) and existing parking lot (Lot 3).

The applicant is also requesting a waiver of subdivision platting requirements. The City subdivision ordinance says that any time three lots are created a subdivision plat is required. However, the three existing parcels are lease parcels and not deed parcels and have one owner. Therefore, platting of these parcels is not required and no waiver is needed.

Ø **GENERAL LOCATION:**

The intersection of Losey Boulevard and State Road, the parcels of interest were formerly occupied by Kmart, Hardee's and accompanying parking lots.

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

N/A

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























The Future Land Use map of the Comprehensive plan depicts this area as Commercial: (17-50298-30) and (17-50298-35) and Single-Family Housing (17-40107-90).

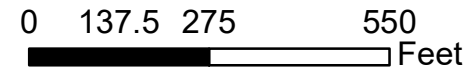
Ø **PLANNING RECOMMENDATION:**

Planning staff recommends approval of the Certified Survey Map due to the opportunity for infill redevelopment that it facilitates.

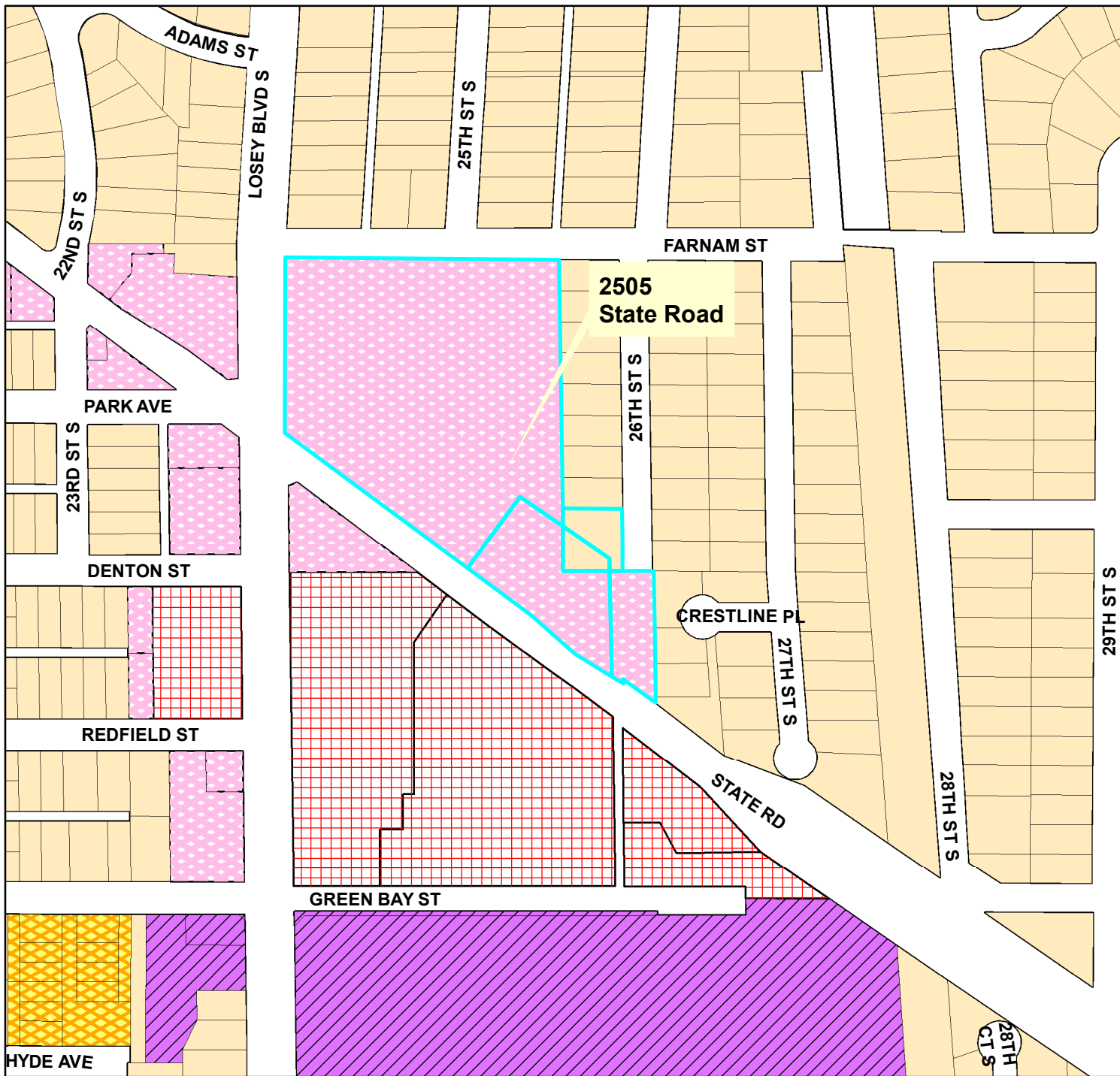


BASIC ZONING DISTRICTS

-  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

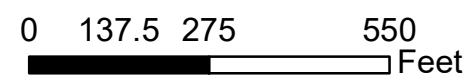


PC20-1465
PC20-1218



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



PC20-1465
PC20-1218