

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 1, 2021**

Ø **AGENDA ITEM – 21-0533 (Andrea Trane) (Referred)**

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 - Specific allowing for multifamily housing and activity center at 1319 and 1325 Saint Andrew Street.

Ø **ROUTING: J&A 5.4.21**

Ø **BACKGROUND INFORMATION:**

This parcel is currently zoned PDD-General. The applicant, Stizo Development LLC, is proposing phase one of the redevelopment (north 4 acres of the site) includes 144 apartments, fourteen condos and an activity center. The activity center will include a leasing office, fitness studio, lounge, gathering rooms, 5 incubator offices and indoor and outdoor gathering space. The developer will have to return to the CPC and Council for rezoning of the remainder of the site.

Under the requirements of municipal code Sec. 113-14. - Planned Development Districts, this proposal also includes a plat plan including all information required for a preliminary plat. Therefore, they shall not be required to submit an additional preliminary plat or final plat nor be subject to the minimum layout requirements. Planned Development Districts under chapter 115 of this Code, however, shall be subject to review by the Department of Planning and Development and City Engineer's office.

As a part of the plat process, the developer has submitted a list of waivers to the following plat requirements:

- 113-10, Dedication and Reservation of lands: This waiver request is based on recreational space provided and proximity to Red Cloud and Goose Green Parks. This waiver request is supported by the Director of Parks and Recreation.
- 50' right-of-way and hammerhead turnaround at east end of Hagar Street are requested. This is supported by the Engineering Department.
- Hagar Street back of curb to back of curb is proposed at 25' rather than 29'. This waiver is supported by Engineering staff.

Applicant has stated the restrictions on the condos, whether owner-occupied, rental with restrictions, etc. will be included in the condo legal documents which will be reviewed separately by the CPC when the condo plat is completed and submitted.

This project is simultaneously being reviewed by the Economic Development Commission for a Tax Increment Financing incentive. That development agreement

will be reviewed separately by the Common Council to include the reimbursement of utility and infrastructure costs based on the availability of TID funds through the CIP process.

Ø **GENERAL LOCATION:**

Parcel 17-10289-40, Tax Increment District 16, Lower Northside and Depot Neighborhood

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

This particular plan has not yet been reviewed by any boards or commissions. There was prior approval by the Council for a mixed-use – retail, office and residential development. The Lower Northside and Depot Neighborhood Association has not yet reviewed this plan.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map of the Comprehensive Plan indicates this parcel to be LI – Light Industry. Although conflicting with the comp plan, this was an industrial site at the time that plan was developed. Acquisition and clean-up of this property has been supported by LIPCO and the City through that process.

Ø **PLANNING RECOMMENDATION:**

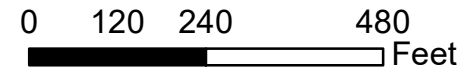
Planning staff recommend approval of rezoning and Plat waivers with the following conditions:

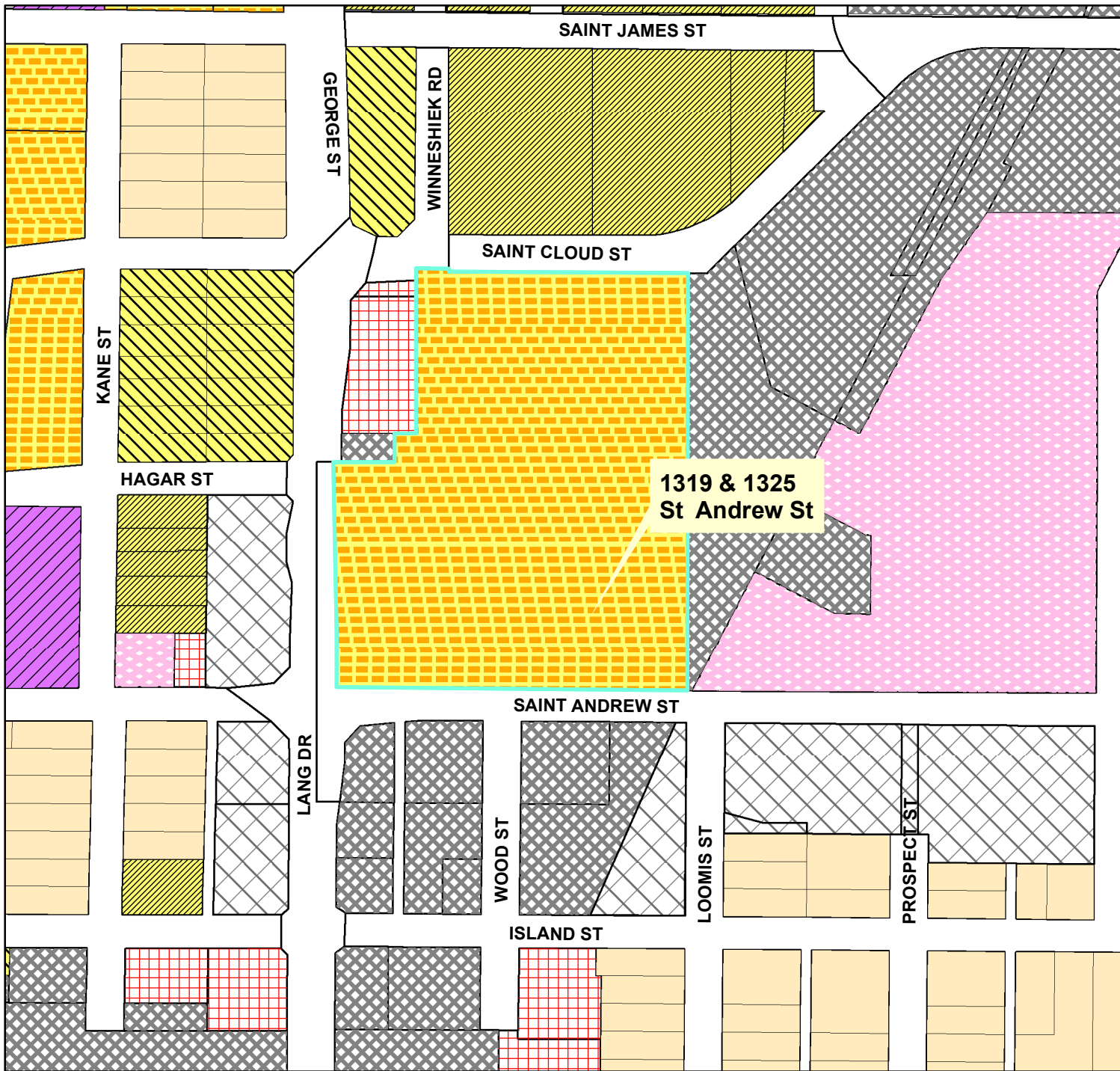
- Utility line sizes, inverts and with of existing easement to be added to Plat.
- Elevation datum to be added to title sheet.
- Stopping site distance is not met on current plans. Developer to resubmit to meet this requirement.
- Plat will be updated to reflect drainage and utility easements that also will serve as access easements.
- Sanitary manholes will be showed to comply with City standards.
- Watermain will be shown on Plat to City standards, removing PVC.
- Reference to alternative material of HDPE pipe will be removed from plan.
- Truncated domes will be removed from 3 driveways entering property.
- Direction of truncated domes on ramps at the intersection of Hagar and George Streets will be adjusted to point across the street to each other and not into George Street traffic.
- Plans to be updated removing detention pond.



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
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