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

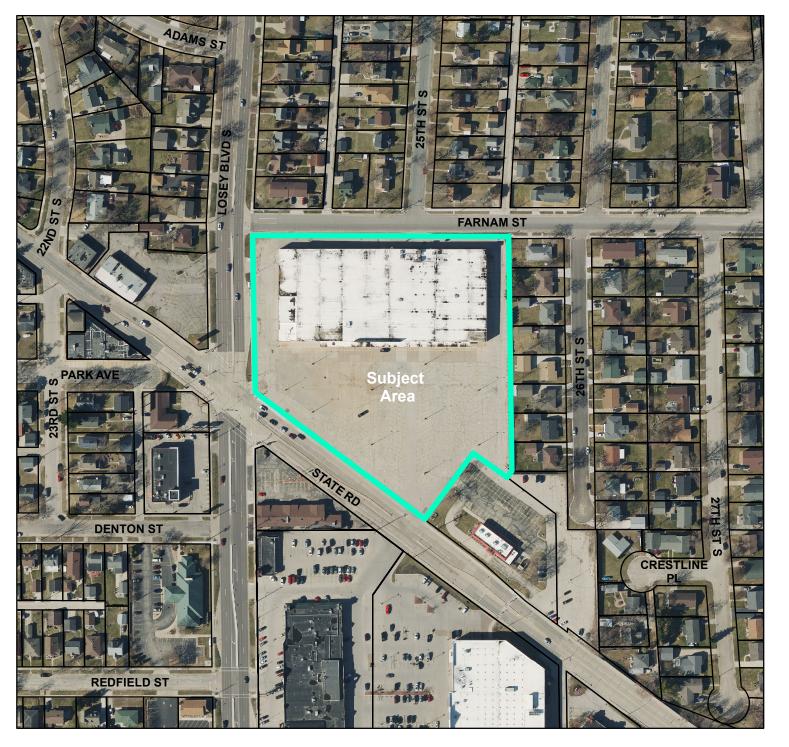
> RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS: N/A

> 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

N_s

⊐ Feet

100 200 400