

**Agenda Item 22-0826 (Tim Acklin)**

Preliminary Plat of River Point District to the City of La Crosse, Wisconsin.

**General Location**

Council District 3, Lower North Side & Depot Neighborhood. The subject area is bounded by the Black River to the west, the La Crosse River to the south, Copeland Ave to the east, and Causeway Blvd to the north. Adjacent uses are industrial, commercial, and wetlands.

**Background Information**

The City of La Crosse and Redevelopment Authority has spent the last 20+ years acquiring the subject area and conducting environmental remediation, holding public planning processes on the future use of the site, removing the area from the floodplain, and working with developers to redevelop the site to its highest and best use. The culmination of these efforts resulted in a plan that will include multiple types of residential opportunities, office and commercial/retail space, as well as public spaces and public access to the Black River. The proposed plat will allow the City to move forward with dedicating the public streets through the development, installing public utilities (sewer, water, sanitary), subdividing the subject area into parcels that will be sold and developed, and dedicate public space and outlots.

**Recommendation of Other Boards and Commissions**

N/A

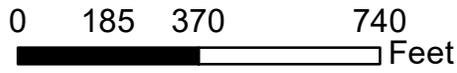
**Consistency with Adopted Comprehensive Plan**

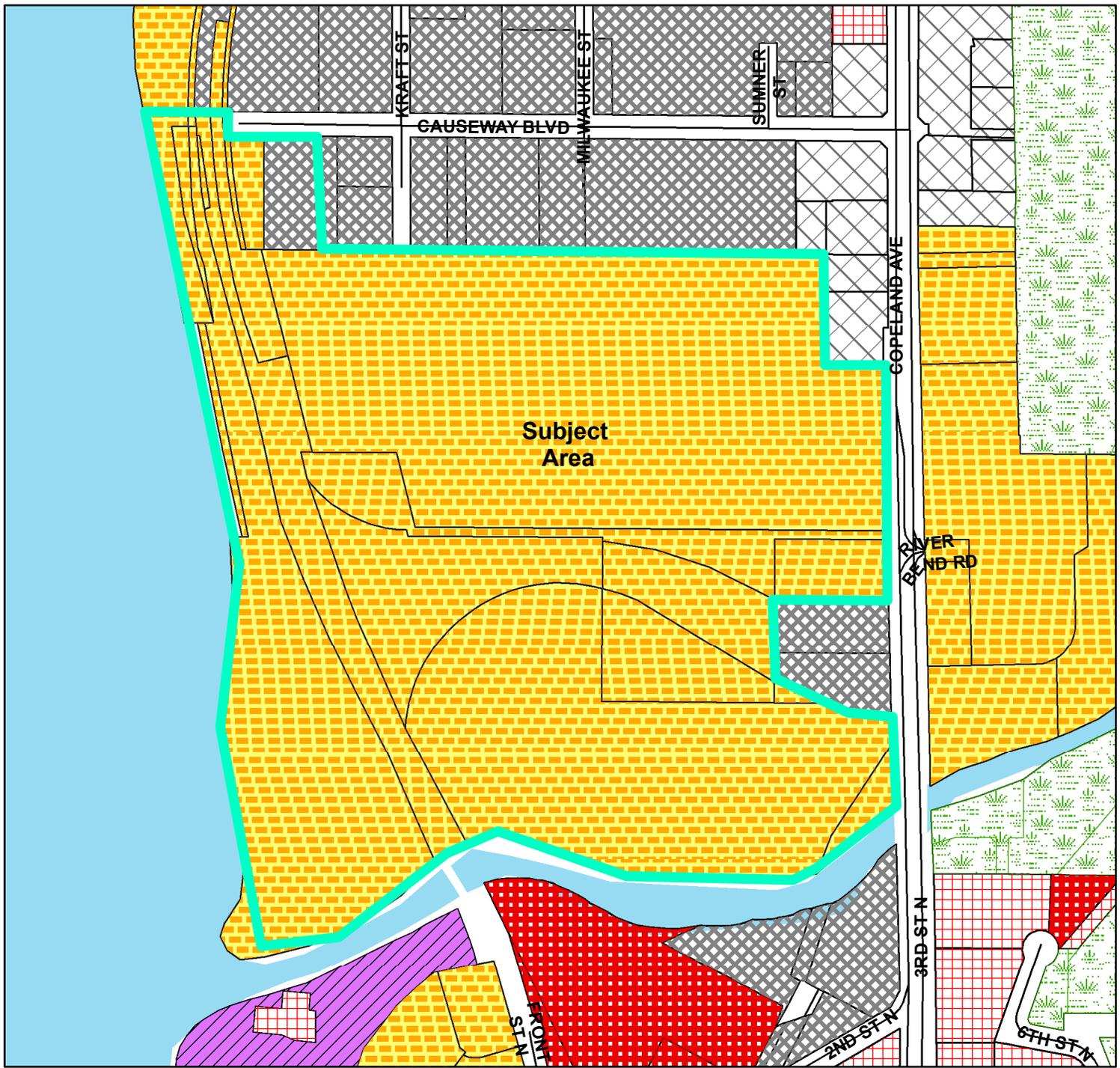
Redevelopment of this area was a major objective in the Economic Development Element of the Comprehensive Plan.

**Staff Recommendation**

The redevelopment of this area is a major objective of the City and Redevelopment Authority and this plat allows them to keep moving forward in implementing this objective. While no major concerns have been identified with this plat there are some minor comments and revisions that will need to be addressed. This item is recommended for approval with the condition that any comments by City staff will be addressed.

**Routing** J&A 7.5.2022





## 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

