

Agenda Item 23-0533 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific allowing for the development of medium to high density residential, office, and commercial uses and dedicated public open spaces within the River Point District.

General Location

Council district 3, Logan Northside Neighborhood, located on the west side of Gillette St directly across from Three Rivers Plaza as depicted in attached MAP 23-0533. The project site is surrounded by industrial uses to the north, commercial/residential to the east, the La Crosse River and Fest Grounds to the south, and the Black River to the west.

Background Information

The Redevelopment Authority of La Crosse (RDA) is requesting that the parcels depicted in the attached maps and application be rezoned to Planned Development District-Specific for the development of medium to high intensity residential, office, and commercial uses and dedicated public open space. This request also includes approval of the attached Planned Development District document and temporary use of a portable concrete batch plant.

The Common Council approved the rezoning of the River Point District to Planned Development District-General at their October 2019 meeting. This rezoning included a PDD document that provided performance zoning standards for the entire development, including both public and private spaces which include land uses, area standards, design standards and infrastructure/parking standards. It also allowed investors to prepare design and construction documents for each site within the development with a degree of predictability in gaining approval for their final plans and PDD-Final submittals.

Updates and revisions were made to the PDD Document. Maps were updated to reflect current conditions of the site. Design standards were revised to reflect feedback the RDA has received from developers during conceptual plan review. Additional language was added to assist developers with other City ordinances. A plan review process was also added. Plan Development District-Specific zoning typically requires that final development plans are attached. In lieu of those plans the RDA is requesting approval of the attached PDD Document. This document is intended to express to developers the standards the RDA has established for the district regarding site and building design. If developers meet these standards approval of their final plans would occur only through the RDA and the Design Review Committee. This would not require every individual development to be approved by the Common Council per zoning and help streamline the process.

This rezoning is required to establish final zoning for the site so that developers can complete their plan review process and apply for any associated permits from the City. It is anticipated that permits could be applied for as early as Fall 2023.

See attached documents that are a part of the legislation for more information.

Recommendation of Other Boards and Commissions

The Common Council approved rezoning this site to Planned Development District-General at their October 2019 Meeting.

The Redevelopment Authority recommended approval of this rezoning at their May 2023 meeting.

Consistency with Adopted Comprehensive Plan

This rezoning is consistent with the recommendations of the City of La Crosse Comprehensive Plan, which indicates high intensity retail, office or residential land uses.

Staff Recommendation

The redevelopment of this site began 25+ years ago culminating in this zoning request that puts one of the final pieces in place for development to begin.

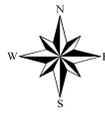
This item, with the attached Revised River Point District PDD Document 5-17-2023, is recommended for approval.

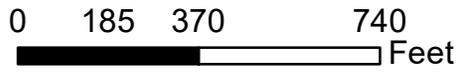
Routing J&A 5.30.2023

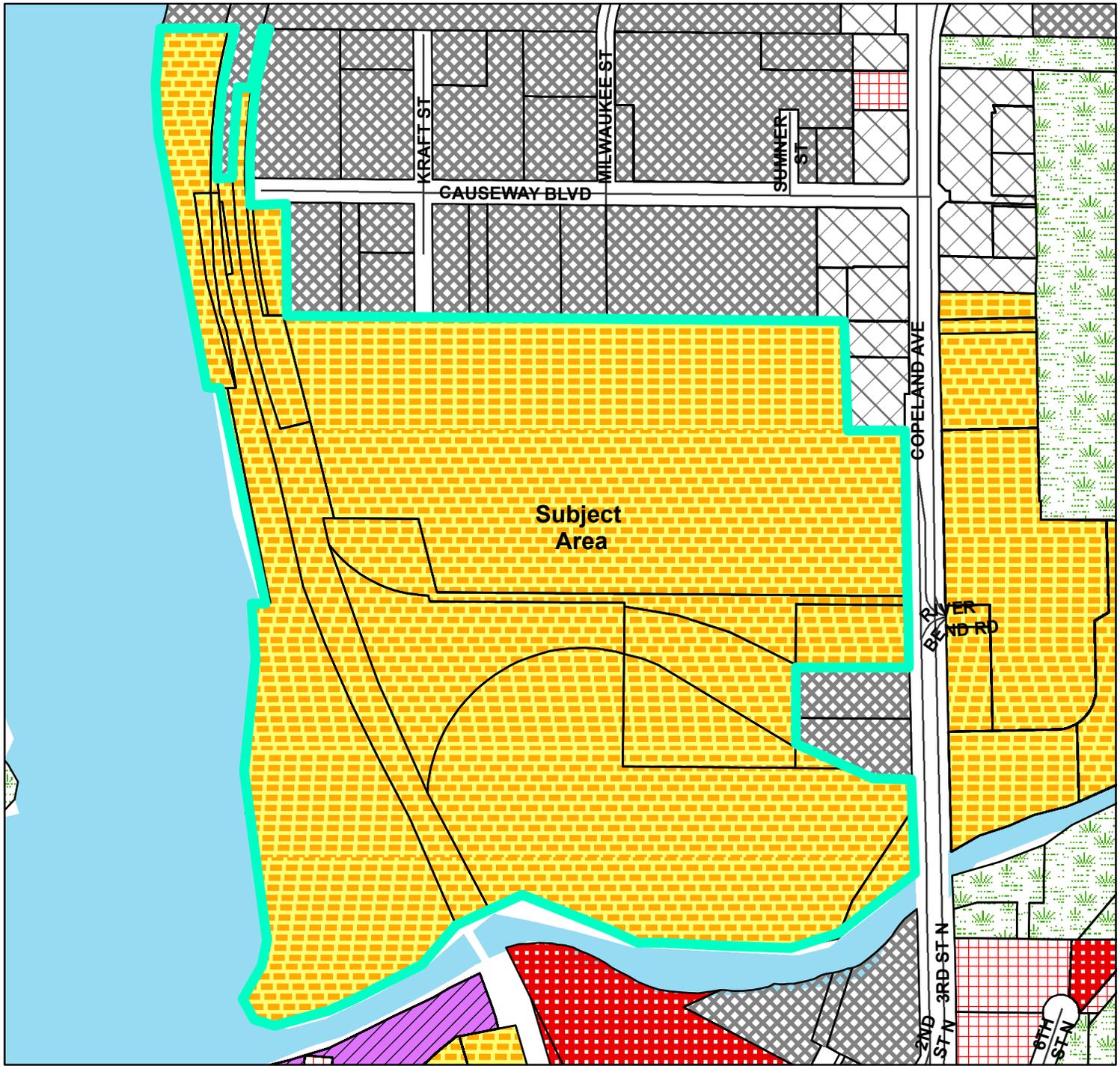


BASIC ZONING DISTRICTS

	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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