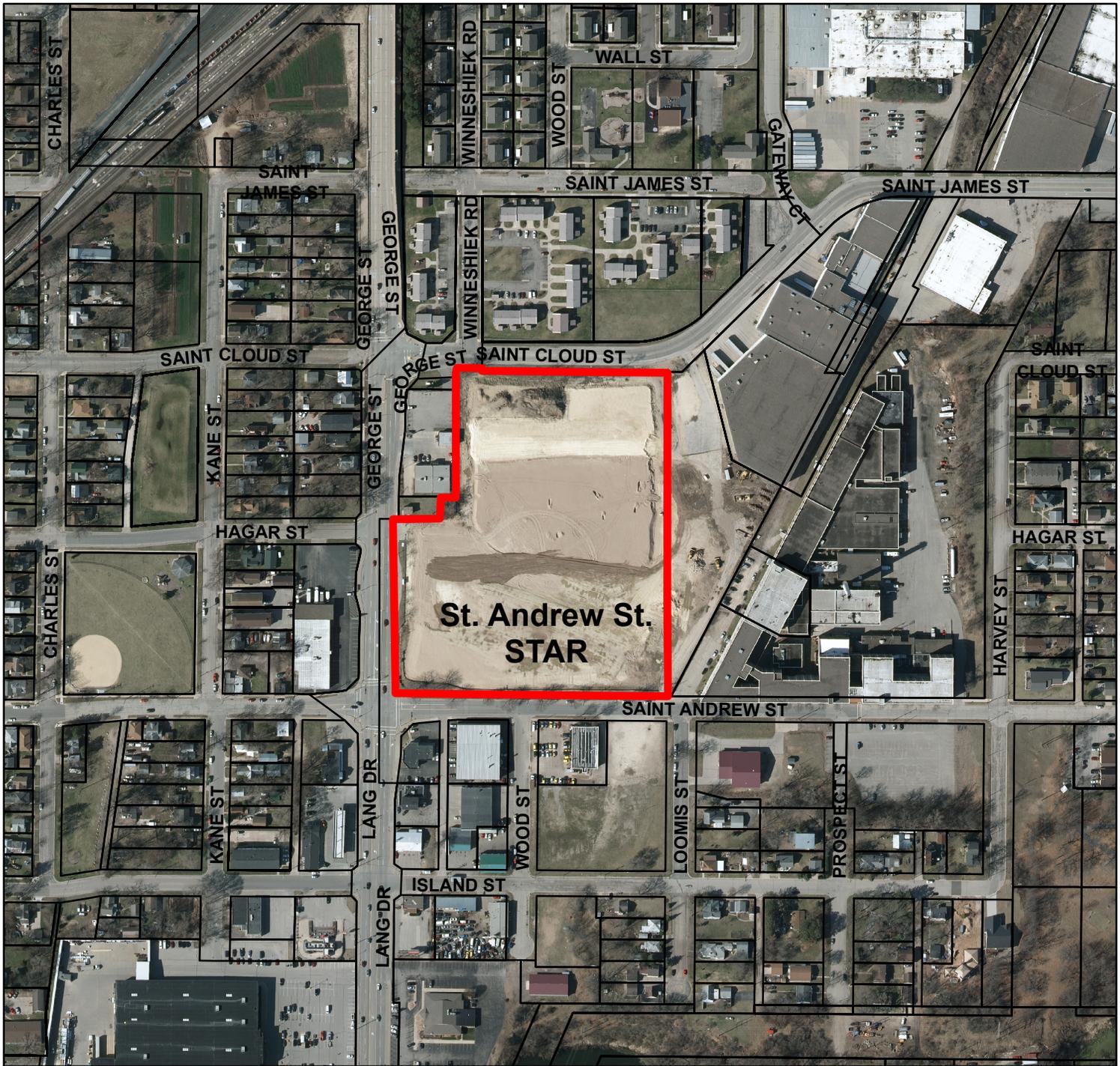


**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 2, 2020**

- **AGENDA ITEM – 20-0256 (Jason Gilman)**
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 - General at 1325 St. Andrew Street.
- **ROUTING:** CPC 3/2/2020; J&A 3/3/2020
- **BACKGROUND INFORMATION:** Star Center Sports/Star Association is petitioning for review of the Planned Development District General Plan at 1325 St. Andrew Street commonly known as the Trane Plant 6 Redevelopment Site. The investor and architectural team have amended their plans.
- **GENERAL LOCATION:** Trane Plant 6 Site, 1325 St. Andrew Street
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN: This site is shown as Light Industrial on the City Land Use Plan. This category provides for a variety of manufacturing, assembly, and warehousing activities. Offices are allowed only as a secondary or support use to other light industrial. The proposed use is inconsistent with the Land Use Plan.

- **PLANNING RECOMMENDATION:** While recreation uses are generally permitted in light industrial areas, this proposal recommends a uniquely structured use that may be wholly or partially tax exempt, having an economic impact on a brownfield redevelopment site that is denoted for light industrial use in the land use plan. Since the use proposed is unique and will have economic impact in ways other than tax base, the department recommends the applicant provide an economic impact evaluation to the Planning Commission to give the City a better understanding of both its impact on fostering adjacent taxable investment and the impact potential if the use in consumer activity, spending, housing, and accessory and complimentary investments that may follow. **Generally understanding the uniqueness of this facility and its potential as a catalytic redevelopment project, the department recommends approval subject to the above stated economic analysis as part of the PDD-Specific submittal to follow.**

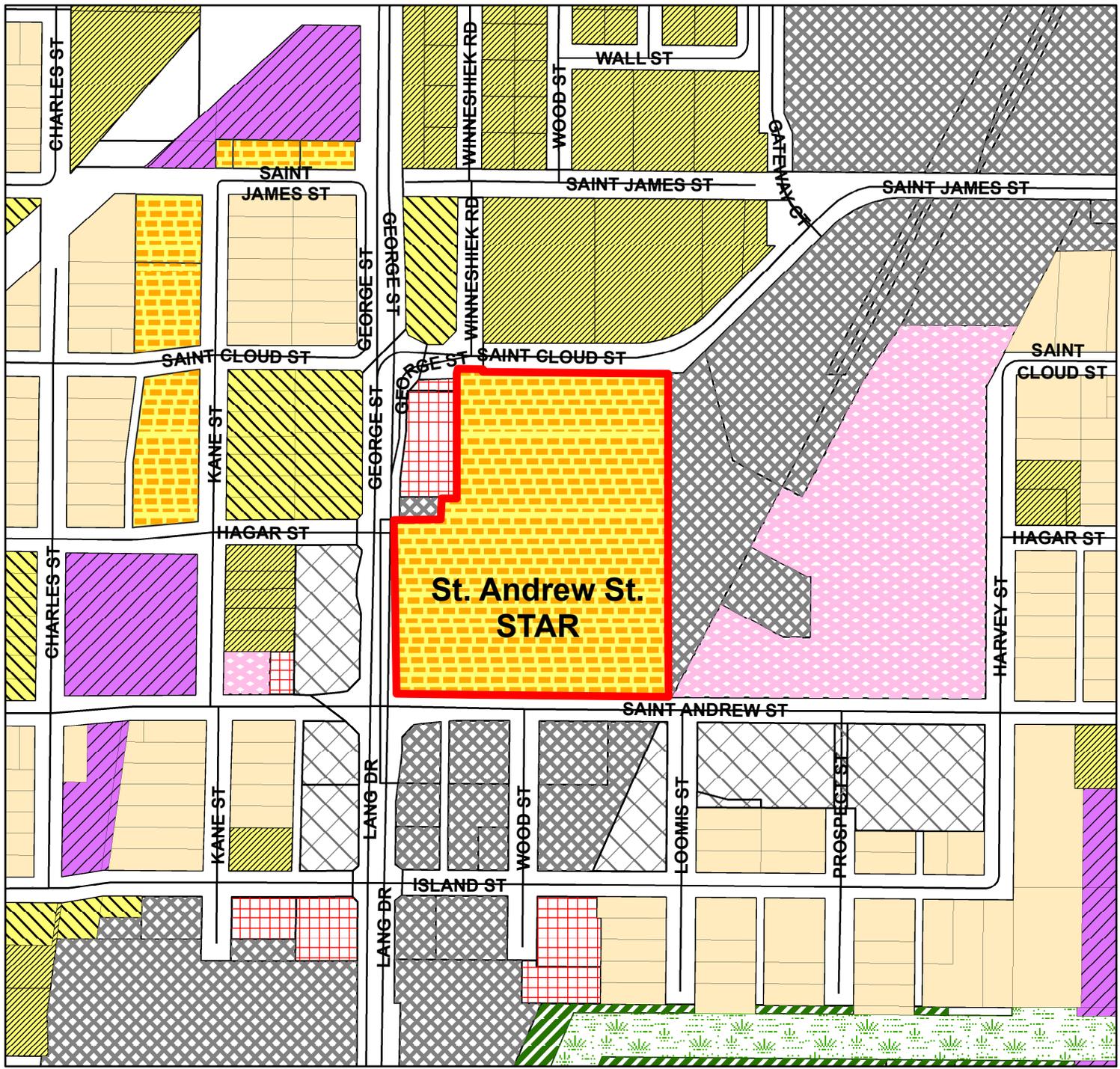


BASIC ZONING DISTRICTS

-  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
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-  City Limits
-  SUBJECT PROPERTY



PC20-0256



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