

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 28, 2020**

➤ **AGENDA ITEM – 20-1294 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Commercial District to the Planned Development District - General allowing multi-tenant space at 1605 Rose St.

➤ **ROUTING:** J&A 9/29/2020

➤ **BACKGROUND INFORMATION:**

The applicant intends to divide the commercial space among a CDB growing, processing, and retail; and beer and soda brewing and bottling.

The total area to be included in the Planned Development District is .700 acres, well short of the 2 acres required in Sec 115-156(c). There will be 0 acres or 0% of open space. City staff has not required any amount of useable permanent open space, but the Common Council may do so per (Sec 115-156(d). Brewing and bottling soda and beer would be allowed in the Light and Heavy Industrial Districts (M1, M2). The same goes for growing, processing and selling CBD. If the products were only sold on site, they may be Commercial or Community Business (C2, C3), but that could depend on whether there is a noxious odor.

The gross and net residential density is zero. There will be zero dwelling units and therefore no approximate locations of different types or densities of dwelling units. The application did not include a population analysis, nor any requirements for municipal services and utilities.

The cover letter includes a description of some possible improvements. The current fair market value for the land is \$329,700 and \$320,800 for the building—a total of \$650,000. The cover letter does not include an estimate of the value after improvements.

RRJ Holdings LLC would be the property owner and lease space to two to three tenants. No restrictive covenants are included. There are no proposed departures or waivers from zoning regulations, land division ordinance, sign ordinance, or other applicable regulations.

The applicant did not provide an expected date of commencement of physical development. However, he did include an order of development with TreeHuggers Coop and Retail and 608 Brewing Company supplemental brewhouse in the first phase,

TreeHuggers Coop indoor garden as the second phase, and the craft soda business as the third phase.

Since the existing building will remain in place, the applicant did not include a sketch plan. The legal description of the lot is: RIVERS WALK ADDITION LOT 6 & E 40FT LOT 5 EX .04 AC FOR R/W IN V1423 P345 LOT SZ: .700 AC. The applicant did not include a description of the relationship between the subject parcel and surrounding properties, likely since they are already developed. There are accommodations for public uses on the site. The soil is likely classified as “urban.” The applicant also did not include topography of the site with contours, but Planning Staff attached a screen capture from the City’s GIS page. The applicant does not plan to add any greenspace.

➤ **GENERAL LOCATION:**

Logan Northside, NW corner of Gillette St & Rose St. as depicted in Map 20-1294.

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

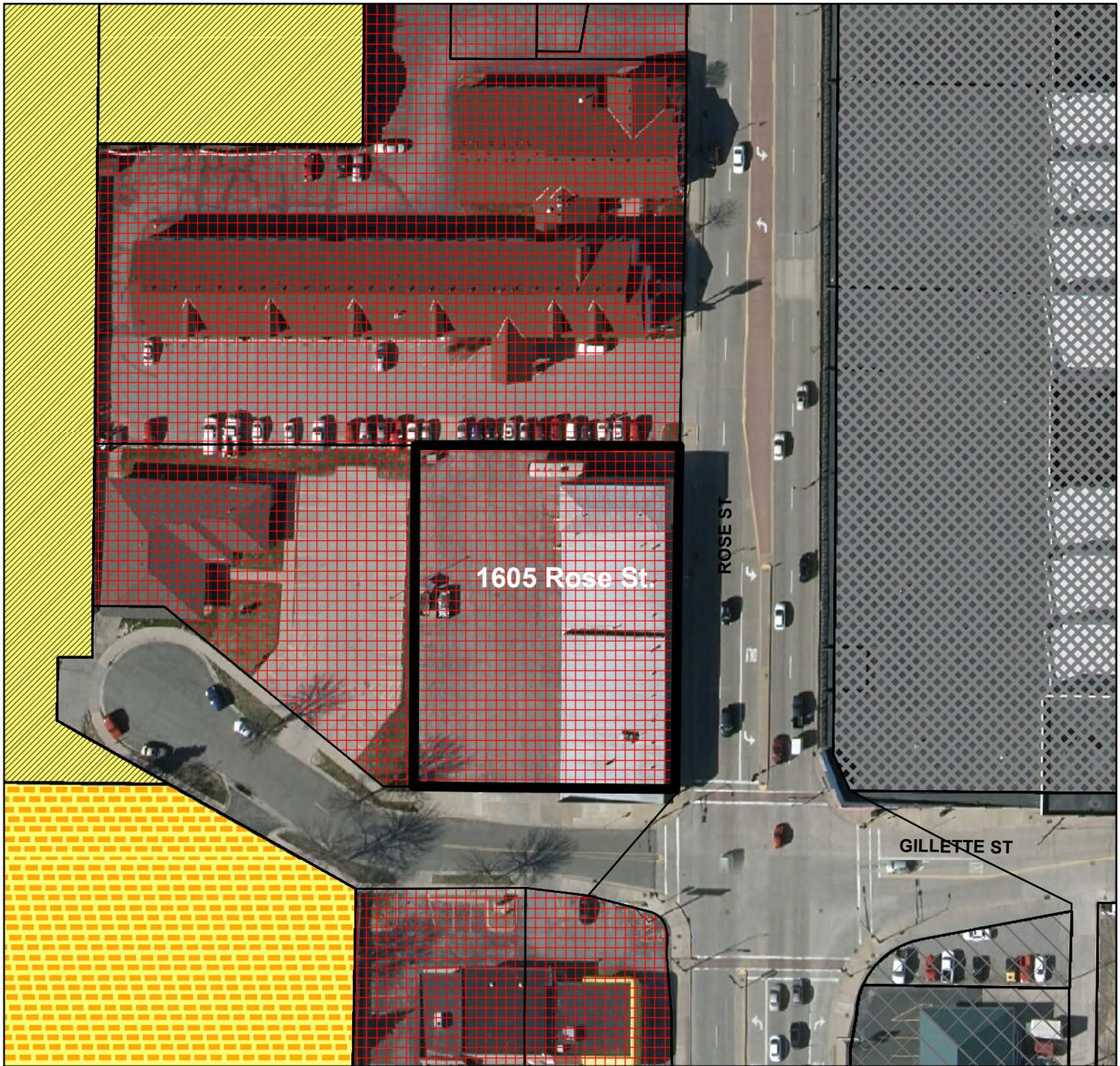
The Future Land Use Map has identified this parcel as Medium Intensity Retail, Office, or Housing. It’s also a prominent node on the Highway 53 Corridor Plan. This would likely support Land Use Objective 2 for Targeted Redevelopment.

PLANNING RECOMMENDATION:

Not to adopt – The applicant has not met all the requirements necessary for the rezoning nor has he included information required in the Code of Ordinances. Since this was an administrative error, **Planning staff recommends applicant withdraw the application, and the City Planning Dept. reimburse the cost of the application.** However, the applicant could possibly go forward with this rezoning request if he includes a request waiving the following zoning regulations:

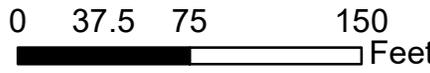
- Sec. 115-156(c) Area Regulations – Area below 2-acre minimum
- Sec. 115-156(e)(2)a. General Development Plan.
 1. Population analysis, availability of or requirements for municipal services and utilities.
 2. Estimated value of site improvement costs.
 5. Expected date of commencement of physical development.
 6. A sketch plan depicting the proposed Planned Development District and surrounding properties.
 8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties

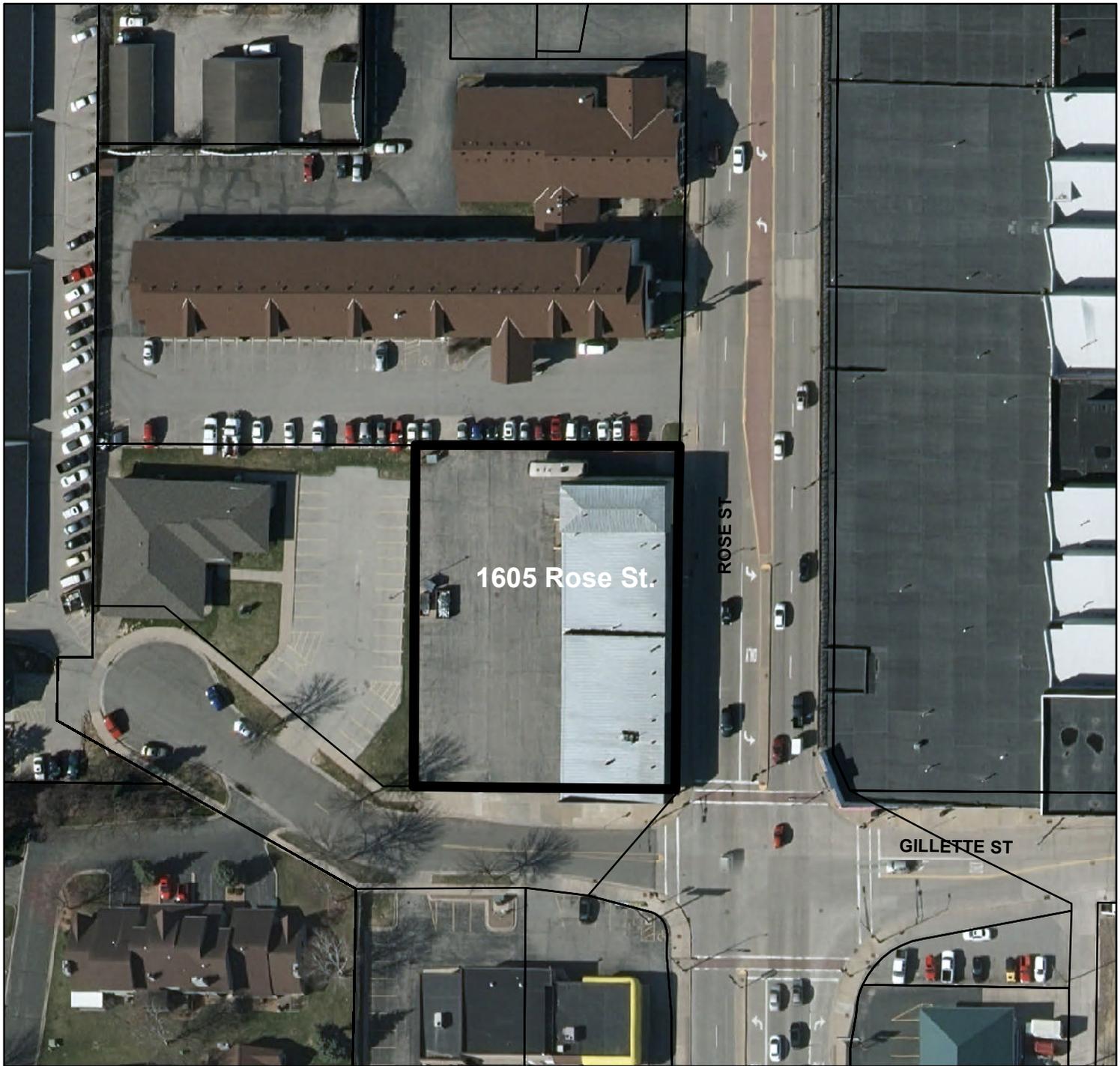
Waiving these requirements would likely not have a negative impact on the development and Planning staff would support approval. The requirements waived from the General Development Plan can be covered in the Specific Development Plan.



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





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