

Agenda Item 23-1338 (Andrea Trane)

Application of GMX Real Estate Group LLC for a Conditional Use Permit at 3900 State Road 16 allowing for demolition of structure for future development of three quick serve restaurants, a carwash, and new parking stalls.

General Location

Valley View Mall, the former Macy's site. Council district 2.

Background Information

This portion of the Valley View Mall was purchased by the GMX Real Estate Group (doing business as Onalaska 9016 LLC) in January 2023 with plans to redevelop this portion of the mall. The plan is to demolish the existing retail structure and redevelop a portion of that (former Macy's portion only) and to also develop new outlot buildings. The plat is expected to be submitted for Council approval next month.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

There is not a change in use in this area. The Comprehensive Plan identifies commercial as a desirable use which is consistent with the plan for future development here.

Staff Recommendation

Planning staff recommends approval with the following condition: the demolition permit must be issued within 150 days from approval of this CUP by the Common Council and that the building is to be demolished within 90 days of the issuance of the permit (which is already a part of the ordinance). If this condition is not met, then the City shall withhold building permits for all parcels included in the plat.

A payment for municipal services agreement (PMSA) also must be signed by the applicant and returned to the city prior to the December 14, 2023, Common Council meeting. The calculation of the PMSA would consider all new parcels included in the plat.

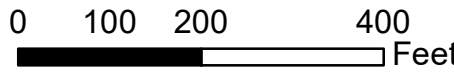
Routing J&A 12.5.2023

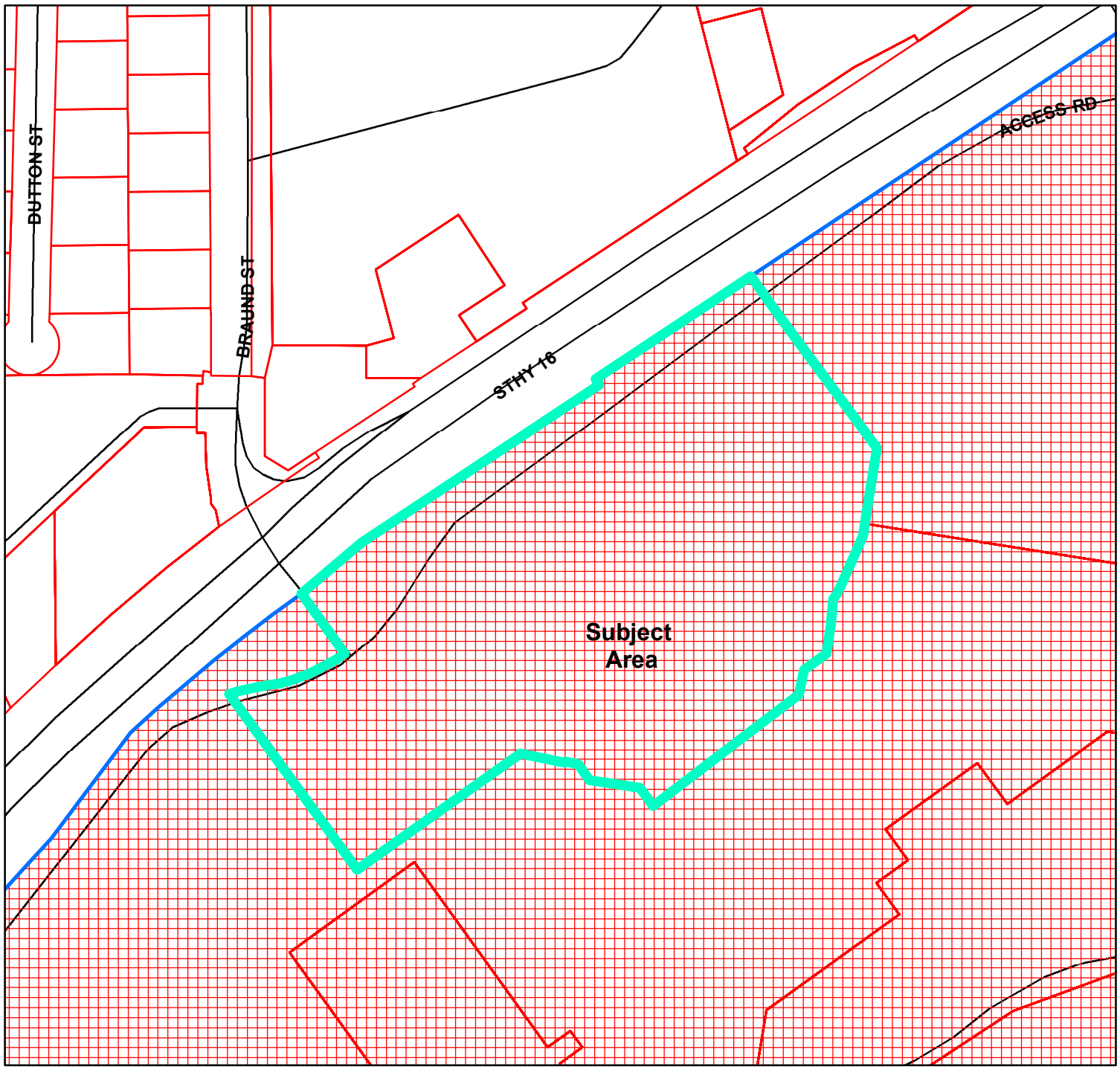


BASIC ZONING DISTRICTS

	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
	SUBJECT PROPERTY







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