

Agenda Item 23-0410 (Tim Acklin)

Application of Allan McCormick for a Conditional Use Permit at 455 Park Plaza Drive allowing for removal of structure and creation of green space for future development of a multi-story, mixed-use building.

General Location

Council District 9. These properties are not within a Neighborhood Association. Located on Park Plaza Drive along Hwy 14/61 as depicted on attached [Map PC23-0410](#). There are residential condominiums separated by a large vacant lot to the north, Pettibone Park to the east across Hwy 14/61, Pettibone Campground and a camper retailer to the south, and the West Channel of the Mississippi River to the west.

Background Information

The applicant is requesting a Conditional Use Permit to demolish the former Company Store call center building. The applicant intends to combine the five (5) parcels and develop a multi-story, mixed-use development. The applicant has stated that they intend to demolish the existing building by the end of year and begin construction of the new building in 2025. The site will sit as greenspace only and not be used as a parking lot.

Community Risk Management indicates that the building has been registered as a vacant property as of May 13, 2019, but has likely been vacant longer. There are currently no Orders to Correct on the property.

No plans were attached to the application.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

Redevelopment of Brownfields and Underutilized Sites is a major objective in the Economic Development Element of the 2002 Comprehensive Plan.

The enhancement of riverfront land for parks, housing, offices and river-dependent industries is also a major strategy identified in the Economic Development Element of the 2002 Comprehensive Plan.

This site is within TID 10. Per the project plan TID 10 was established for the creation of new businesses, residential development, and/or a mix of these uses within it.

Staff Recommendation

The property is currently zoned Planned Development-General which occurred when TID 10 was created in an effort to promote redevelopment within the TID. This included the former SkipperLiner, Bikini Yacht Club, Holiday Inn, and Company Store parcels. Any proposed development will have to go through the rezoning process.

Redevelopment of these parcels have been anticipated for some time, including demolition of the existing building. Staff has met with the applicant regarding their future plans and have been working diligently with them to ensure that it continues to move forward with a shared vision.

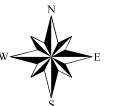
This item is recommended for approval with the condition that a Payment for Municipal Services Agreement is signed by the applicant and returned to the City prior to the May 11, 2023, Common Council Meeting.

Routing J&A 5.2.2023

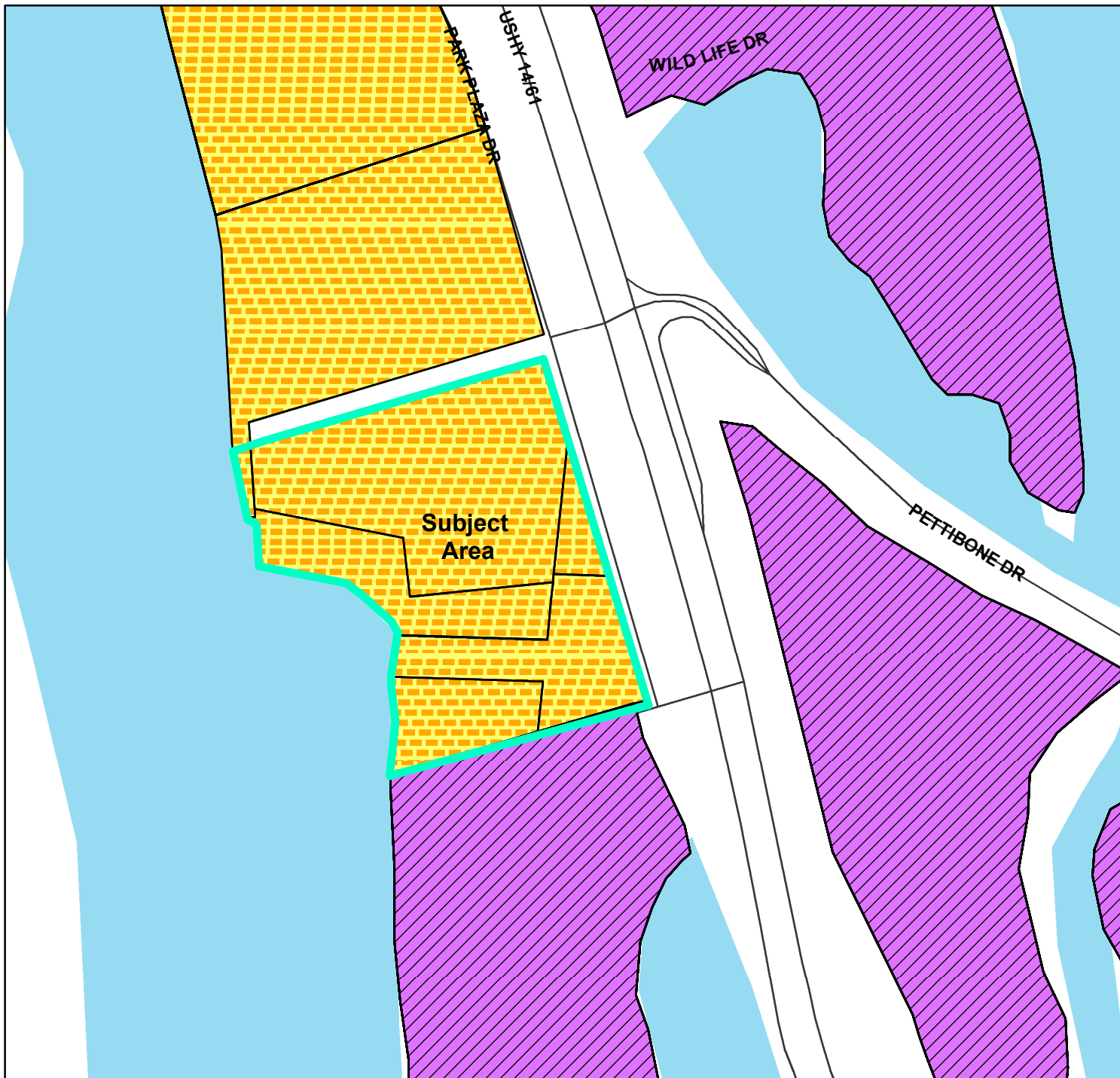


BASIC ZONING DISTRICTS

	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



0 105 210 420 Feet



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CERTIFIED SURVEY MAP NO. _____ ALL OF

Lot 1, Hoeschler's Park Plaza Addition; Also part of Lot 2, C.S.M.,
V. 17, P. 14, D.N. 1683829; Also part of Government Lot 5,
Section 13, T104N-R4W; City of La Crosse, La Crosse County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Christopher W. Fechner, Professional Land Surveyor, do hereby certify that I have surveyed and mapped this Certified Survey Map being all of Lot 1, Hoeschler's Park Addition; Also part of Lot 2, Certified Survey Map, Volume 17, Page 14, Document Number 1683829; Also being part of Government Lot 5, Section 13, T104N-R4W, City of La Crosse, La Crosse County, Wisconsin as follows:

Commencing at the northwest corner of Section 13, T104N-R4W, thence S 56°57'39" E 2300.13 feet to the northeast corner of Lot 1, Hoeschler's Park Plaza Addition, the southwesterly right-of-way line of Park Plaza Drive, and the point of beginning of this description:

thence, along the easterly line of said Lot 1 and its southerly extension, also being said southwesterly right-of-way line, S 17°28'40" E 555.23 feet;

thence S 72°31'20" W 399.50 feet to the meander line of the West Channel of the Mississippi River;

thence, along said meander line, N 00°12'20" E 149.04 feet;

thence, continuing along said meander line, N 00°12'10" W 64.85 feet;

thence, continuing along said meander line, N 26°28'11" W 63.49 feet;

thence N 83°41'20" E 39.65 feet;

thence N 80°33'40" W 56.65 feet to said meander line;

thence, along said meander line, N 59°33'10" W 216.81 feet to the

West line of said Lot 1, Hoeschler's Park Plaza Addition and the South line of Lot 2, Certified Survey Map, Volume 17, Page 14, Document Number 1683829;

thence, along said South line, S 85°15'06" W 12.42 feet to the southwest corner of said Lot 2;

thence, along the West line of said Lot 2, N 12°40'56" W 107.34 feet to

the westerly extension of the North line of said Lot 1;

thence, along said North line and its westerly extension, N 72°31'20" E

504.93 feet to the point of beginning of this description.

Including all lands lying between the meander line and the waters edge.

Subject to any easements, covenants and restrictions of record.

That I have made such survey, map and division of land at the direction of Allan McCormick, Acting Agent for A & L McCormick LLC, purchaser of said land. That such map is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made.

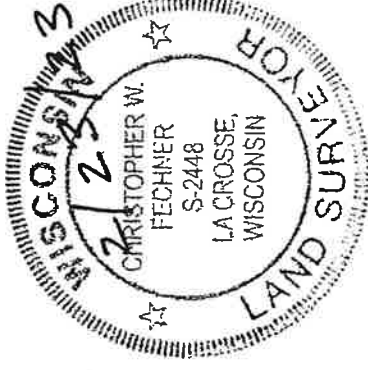
That I have fully complied with the provisions of s.236.34, Wisconsin Statutes and with the subdivision ordinances of the City of La Crosse in surveying and mapping the same.



Christopher W. Fechner PLS #2448
Coulee Region Land Surveyors, LLC
917 S. 4th Street
La Crosse, WI 54601

Owner:
2PM LLC
333 Park Plaza Drive
La Crescent, MN 55947

Purchaser:
A & L McCormick LLC
P.O. Box 135
La Crosse, WI 54601



CITY OF LA CROSSE APPROVAL

Resolved that this Certified Survey Map is hereby approved by the City of La Crosse.

Dated this _____ day of _____, 2023

City Clerk