

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
July 5, 2016**

➤ **AGENDA ITEM - 16-0579 (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 Local Business District to the Planned Unit Development District - General allowing for development of multi-unit apartment complexes at 2306 State Road 16.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Applicant would like to expand its Eagle Bluff Apartments and Plaza in three phases: the first two are 16-unit apartments, and the third is a 2- or 4-unit residences. Applicant is seeking waivers to allow exterior doors to each unit and to build into the 30% slope. A cover letter addresses most of the requirements of [Sec. 115-156\(e\)\(2\)a.](#), but is missing information. This information included the area of open space, residential density, population analysis, need for municipal services, value of structures and site improvement costs for all phases, utilities and open space in the sketch plan, soils characteristics, existing topography, and general landscaping treatment. Applicant will also be required to meet Multifamily Housing Design Standards, per [Sec. 115-510](#), which covers open space area and location in sight plan, utilities, topography, and landscaping.

➤ **GENERAL LOCATION:**

Off Highway 16 at Sunset Lane – see attached [MAP PC16-0579](#).

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

Not applicable.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed development is consistent with the adopted Comprehensive Plan; the Future Land Use Map has identified the area for low-/medium-density housing. However, the waiver request goes against its objective to protect steep slopes in order to preserve the bluffs' appearance and prevent erosion and falling debris.

➤ **PLANNING RECOMMENDATION:**

**Planners recommends referral of ordinance for 30 days to allow applicant time to meet the requirements of Sec. 115-156(e)(2)a.** Additionally, the waivers requested should go through the Board of Zoning Appeals (regarding the slope) and the Design Review Committee (regarding the exterior entry) and should not be approved by the CPC to prevent a conflicting opinion. Further, Planners should update the Municipal Code to correct overlap between the Planned Unit Development District General Plan and Specific Plan Standards and the Multi-Family Housing Design Review Standards.



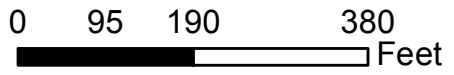


2306 State Road 16

## BASIC ZONING DISTRICTS

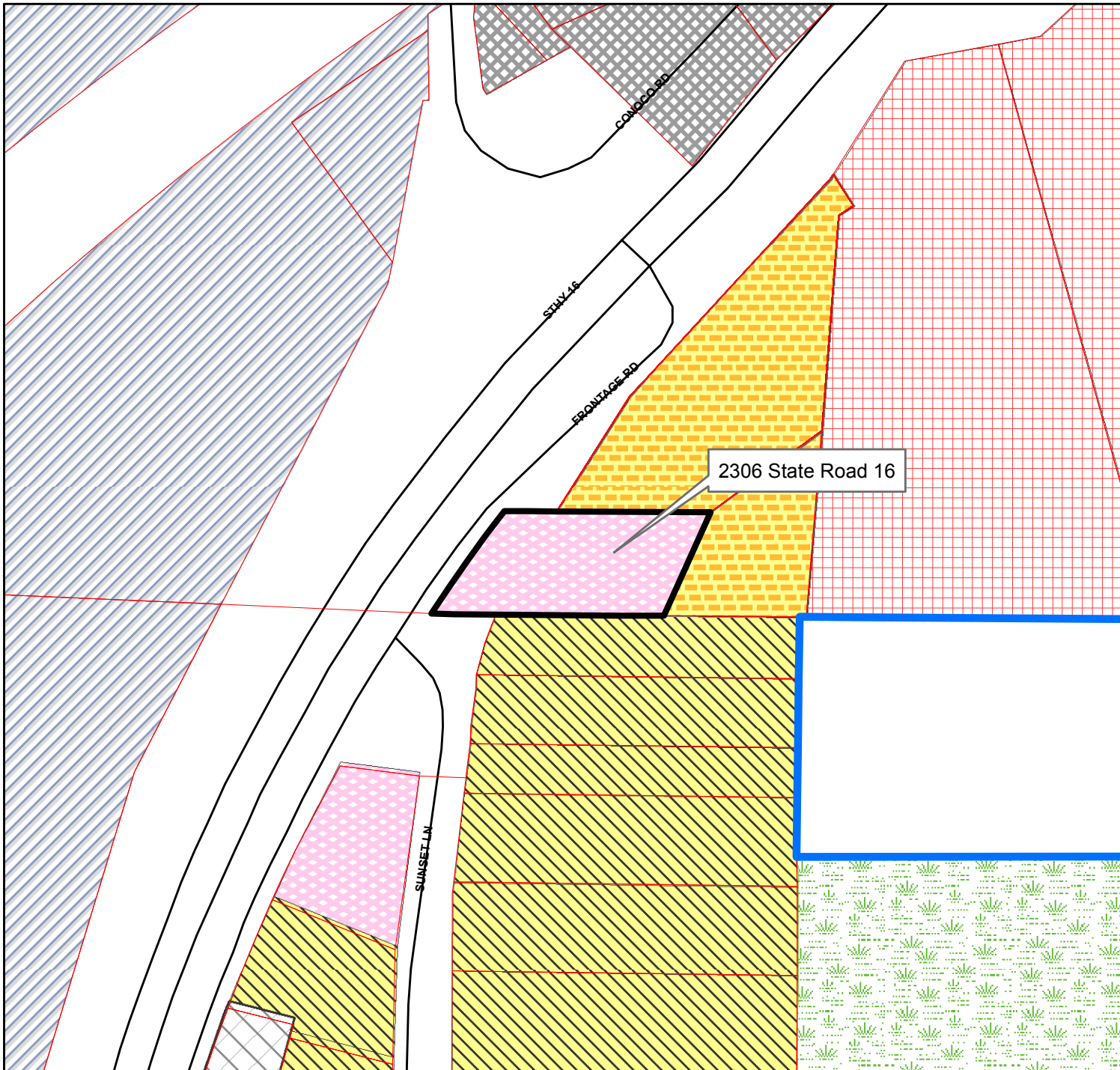
	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY





**PC16-0579**





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