

Agenda Item 23-0172 (Andrea Trane)

Condominium Plat of Great River Condominium II, City of La Crosse, Wisconsin (Sunnyside Drive West).

General Location

Waterview subdivision, Sunnyside Drive West, two blocks to the west of Southern Bluffs School, on the west side of Highway 35.

Background Information

This item relates to Lot 4 of the subdivision which is 3805-3811 Sunnyside Drive West which is a 4-unit building. This building is currently under construction.

Recommendation of Other Boards and Commissions

This plat has not been reviewed by any other board or commission. However, the Common Council approved the plat of Great River Condominiums on 8/13/2020 as resolution #20-0965 which is a similar request to this phase 2.

Consistency with Adopted Comprehensive Plan

The Future Land Use map of the Comprehensive Plan declares the area of interest as Wooded or Steep Slope. However, this area is contiguous enough to the urban area of La Crosse if improvements were made to the multimodal (transit, bicycle and pedestrian) connections this development could provide affordable, dense, workforce housing and reduce the demand on transportation infrastructure. This development would agree with the Comprehensive Plan if the multimodal connection were enhanced.

Staff Recommendation

Engineering is waiting for responses to comments and questions sent to the applicant. As of 2/23/23 there are still outstanding issues and therefore staff recommends approval contingent on Engineer's final approval.

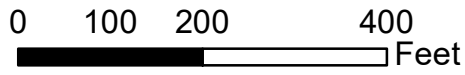
Routing J&A 2.28.2023

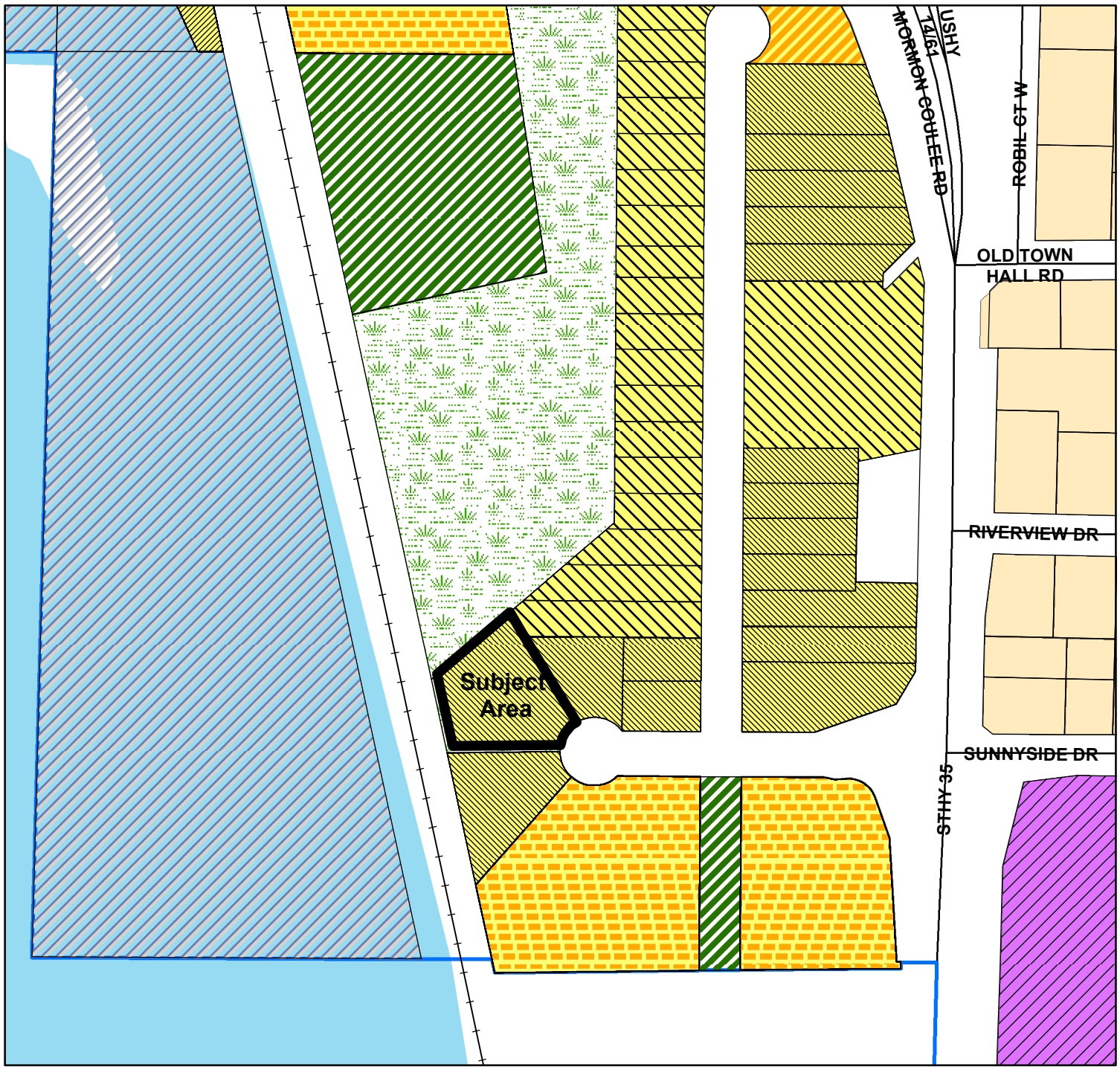


BASIC ZONING DISTRICTS

	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
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	City Limits
	SUBJECT PROPERTY







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