

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 30, 2020**

➤ **AGENDA ITEM – 20-0453 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - General to the Planned Development District - Specific allowing multi-family housing development at 3950 Sunnyside Drive.

➤ **ROUTING:** CPC 3/30/2020; J&A 3/31/2020

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the properties located on attached **MAP PC20-0453** from the Planned Development District - General to the Planned Development District - Specific District in order to construct a 32-unit apartment building on the parcel.

This parcel is part of the Waterview Subdivision that was approved by the Common Council in March of 2018. The plat included 21 parcels for duplexes/twindos and 3 parcels for higher density multi-family. Lot 1 was one of these lots.

The applicant is requesting to be rezoned to planned development in order to have some flexibility with building setbacks and square footage of the detached garages. The applicant is also requesting two exemptions from the multi-family design standards. They are asking for an exemption from the requirement to not have surface parking closer to a public street than the building and to reduce the required width of a drive aisle.

The applicant is proposing to develop Lot 1 into a 2-story, 30-unit apartment building that includes a mix of 1- & 2-bedroom apartments. This project also includes some detached garages. The applicant exceeds the one space per bedroom requirement. Plans and drawings are attached as part of the Legislation.

➤ **GENERAL LOCATION:**

Southeast corner of Hwy 35 and Sunnyside Drive. Immediately west across Hwy 35 from Southern Bluffs Elementary School. Lot 1 of the Waterview Subdivision.

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

The Common Council approved the Preliminary and Final Plats for the Waterview Subdivision at their March 2018 meeting. Lot 1 was proposed to be subdivided into a multi-family parcel as part of this plat.

The Common Council approved rezoning this parcel to Planned Development-General for a 30-unit apartment building at their August 2018 Meeting.

The Design Review Committee reviewed their final plans on February 28, 2020 and conditionally approved their plans subject to some revisions and obtaining approval of this rezoning with exemptions from the Common Council.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use identified for these parcels is “high-intensity office, retail, housing, entertainment, convention and public land uses, preferable in mixed-use buildings ... [and] attractive public amenities ...” Related land use objectives include redeveloping distressed areas and accommodating institutional growth. The proposed use of this parcel is consistent with the Comprehensive Plan.

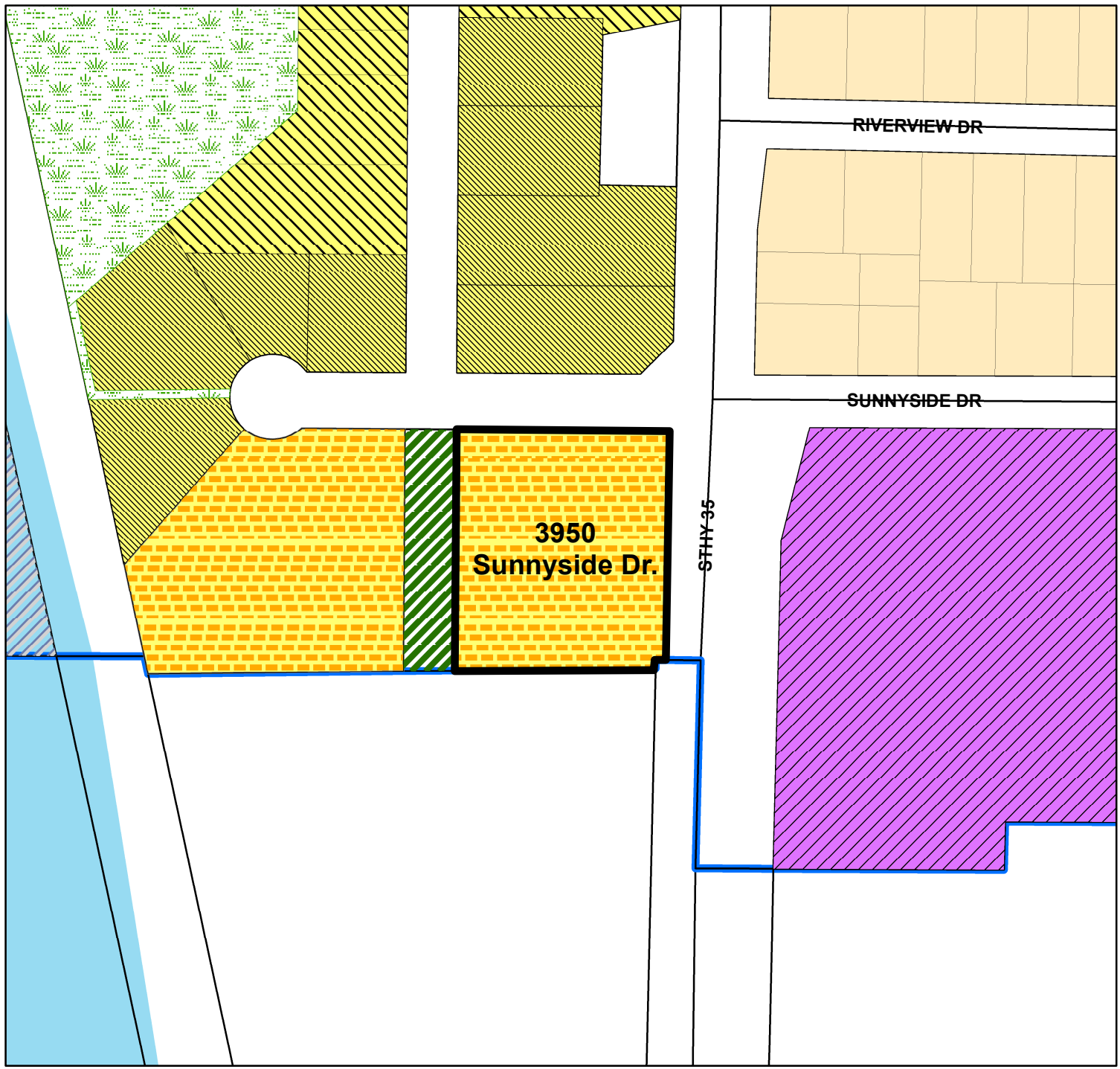
➤ **PLANNING RECOMMENDATION:**

The proposed development is compatible with the surrounding uses as there are apartments/residential located to the northwest, residential located across Hwy 53 to the east, and located in close proximity to an elementary school. Additionally, the Wisconsin DOT plans improvements to STH 35 in this area with a lower speed transition and improved intersection, thereby establishing the context for improved connectivity across the highway. Development on the City fringe where services are available is also a better land use practice rather than contribute to rural sprawl.

Exemptions:

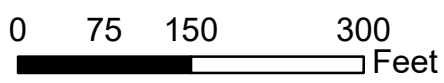
- 1) Surface parking closer to street than building. There is currently a public street to the north and east of this parcel. The Outlot to the west will become a public street once the land to the south is developed, which is in discussion now. Having public streets on three sides of the parcel makes it hard for the applicant to meet the requirement of not having surface parking closer to the street. Also, locating the building closer to Hwy 35 would place it within very close proximity of the proposed round about which is not ideal.
- 2) Drive aisle width. The requirement is to provide a drive aisle width of at least 22ft. One small section of their driveway into their surface parking area is 20ft. The Traffic Engineer was not concerned with this request and the Fire Department stated that it would not interfere or hinder emergency service access.

This item, along with the requested exemptions and attached plans, is recommended for approval.



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

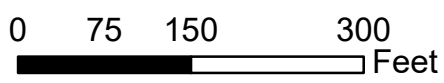


PC20-0453



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