

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
July 30, 2018**

Ø **AGENDA ITEM – 18-0978 (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 Agricultural District to the Planned Development District - General allowing a multifamily housing development project on Lots 1 and 2 of the Waterview Subdivision (southeast corner of State Road 35 and Sunnyside Drive).

Ø **ROUTING: J&A**

Ø **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the properties located on attached **MAP PC18-0978** from the A1-Agricultural District to the Planned Development- General District in order to construct an apartment building on each parcel.

These parcels are 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. Lots 1 & 2 were two of these lots. The applicant is proposing to break the development into 2 phases. The first phase is to develop lot 2 into a 2-story, 38-unit apartment building that includes a mix of 1, 2, & 3 bedroom apartments. Once this building is constructed leased the applicant will begin phase 2. Phase 2 is to develop lot 1 into a 2-story, 30-unit apartment building that also includes a mix of 1, 2, & 3 bedroom apartments. Both phases include some detached garages.

This project will be required to go through the City's Multi-Family Design Review process. Additionally, if this petition is approved the applicant will have to come back for final zoning approval from the Common Council.

The applicant is requesting to be rezoned to planned development in order to have some flexibility with building setbacks, off-street parking requirements, and the square footage of the detached garages depending on what changes are required as part of the design review process.

Ø **GENERAL LOCATION:**

Southeast corner of Hwy 35 and Sunnyside Drive. Immediately west across Hwy 35 from Southern Bluffs Elementary School.

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

The Common Council approved the Preliminary and Final Plats for the Waterview Subdivision at their March 2018 meeting. Lots 1 & 2 were proposed to be subdivided into multi-family parcels as part of this plat.

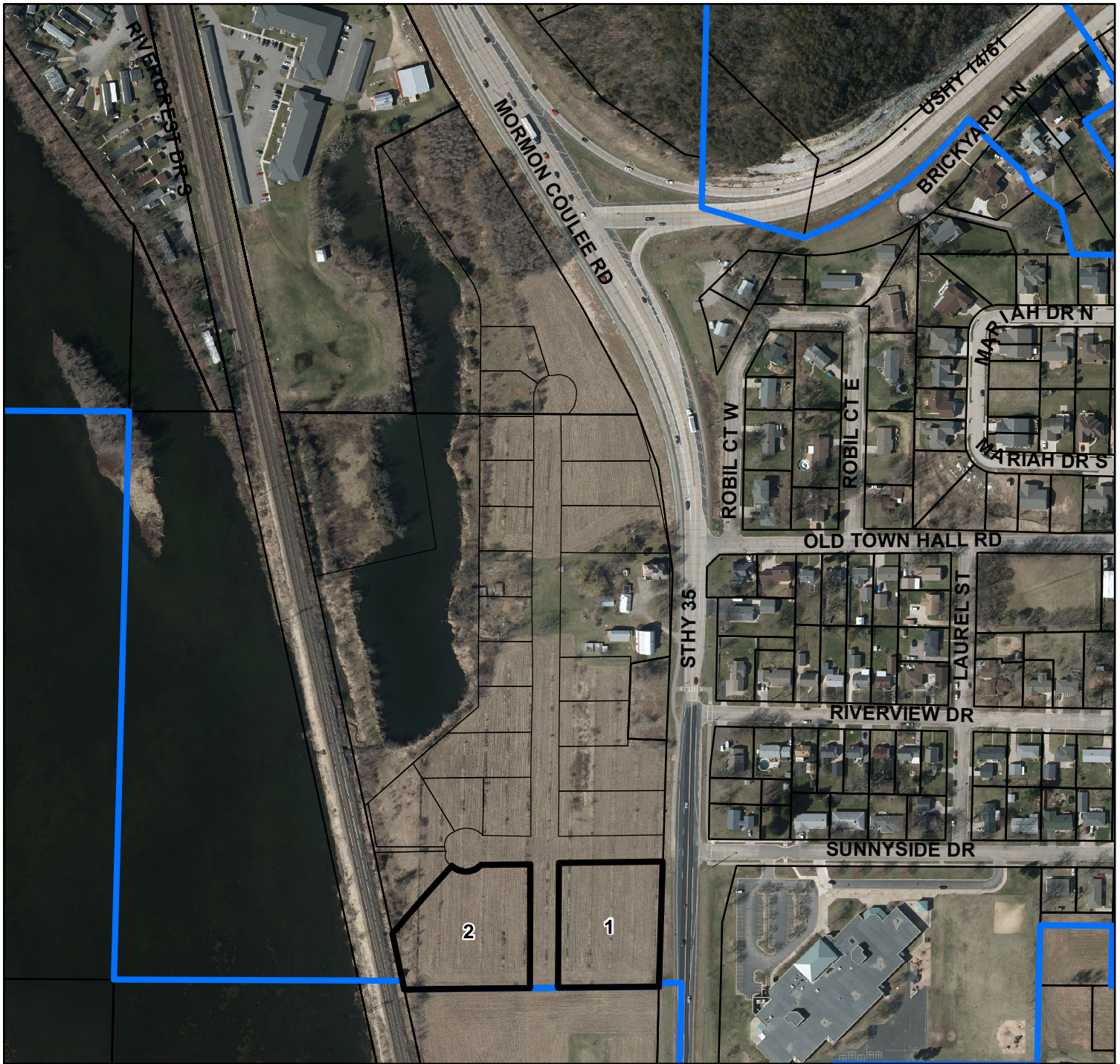
Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed use is inconsistent with the Comprehensive Land Use Plan future land use map which indicates Wooded or Steep Slope, however, the Comprehensive Plan also encourages environmentally sensitive housing and/or mixed use development. Additionally, the Challenging Trends Report of 2010 (8 years after the adoption of the Comprehensive Plan in 2002 and post-recession) provides valuable policy guidance on the City's need for higher value residential housing. Additionally, demographic shifts and market needs highlight demand for family housing in the City, a relative scarcity due to suburban competition and available urban sites. Family housing influences the City's tax base and revenue in part due to tertiary aid formulas from the State, which in turn benefits the City's tax rate through new overall construction value.

























Ø **PLANNING RECOMMENDATION:**

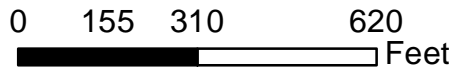
The proposed development is compatible with the surrounding uses as there are apartments/residential located to the northwest, residential located across Hwy 53 to the east, and located in close proximity to an elementary school. Additionally, the Wisconsin DOT plans improvements to STH 35 in this area with a lower speed transition and improved intersection, 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. **This item is recommended for approval.**



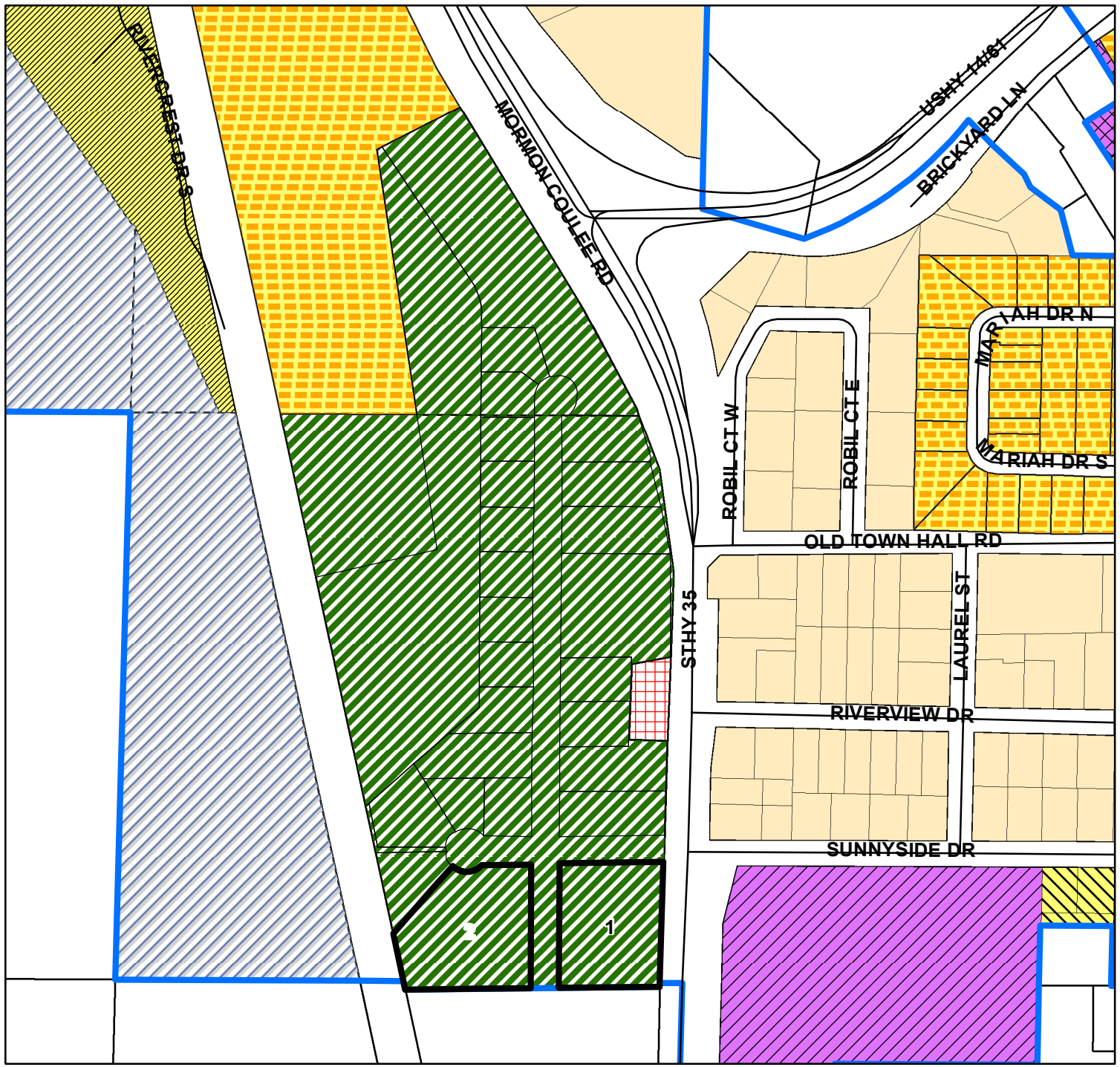


## BASIC ZONING DISTRICTS

	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
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	FW - FLOODWAY
	A1 - AGRICULTURAL
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