

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

➤ **AGENDA ITEM – 18-0980 (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 Residence District, Special Multiple Dwelling District and Conservancy District allowing for subdivision improvements and future residential development on Lots 3 through 25 and Outlots 1 and 3 of the Waterview Subdivision (5800 State Road 35).

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the properties located on attached **MAP PC18-0980** from the A1-Agricultural District to the R2-Residence District, the R6-Special Multiple District and the Conservancy District.

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.

The applicant is requesting to rezone all of the lots subdivided for 2-unit structures to R2-Residence in order to market them for another developer or develop them himself. The applicant is also requesting to rezone lot 17 to R6-Special Multiple in order to market it for a multi-family development. Lastly the applicant is requesting to rezone outlots 1 & 3 to conservancy. Outlot 1 consists of an existing wetland. Outlot 3 will be a path for the properties within the subdivision to access a proposed trail around the wetland. Conservancy zoning is a more restrictive zoning district and will limit other land uses that may/could be proposed in the future.

Under this zoning all 2-unit or higher structures will be required to go through the City's Multi-Family Design Review process.

➤ **GENERAL LOCATION:**

West of the intersection of Hwy 35 and Sunnyside Drive and Southern Bluffs Elementary School.

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

The Common Council approved the Preliminary and Final Plats for the Waterview Subdivision at their March 2018 meeting. These lots were proposed to be subdivided for 2-unit dwellings.

➤ **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.

➤ **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. The development of duplexes or twindos will have to go through our design review process and staff will be paying particular attention to garage placement and site design and articulation of each structure.. **This item is recommended for approval.**