

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
October 1<sup>st</sup>, 2018**

➤ **AGENDA ITEM - 18-1268 (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 Residence District to the Low Density Multiple District allowing four-unit condos on Lots 3, 4, 5, 6, 18, 19, 20, 22, 23, 24, and 25 of Waterview Subdivision (Sunnyside Drive West and River Run Road.)

➤ **ROUTING:** CPC & J&A

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the properties located on attached **MAP PC18-1268** from the R2-Residence District to the R4-Low Density Multiple District in order to construct 4-unit owner-occupied an apartment building on the parcel.

The applicant is requesting to rezone the subject properties in order to develop two story, 4-unit, owner occupied condominiums instead of the 2-unit, owner occupied twindow-miniums the land was originally platted for. The applicant, who recently purchased the land, believes that a 4-unit structure would fit better on the parcels adjacent to Hwy 35 and the proposed apartment buildings as it would act as a buffer to the 10 parcels where 2-unit Twindows are currently under construction. The applicant also stated that having a mix of housing types and price points would benefit this new neighborhood.

The applicant has attached a preliminary drawing of a 4-unit building as part of their application. All designs of the proposed 4-unit buildings will be required to go through the City's Multi-Family Design Review process.

➤ **GENERAL LOCATION:**

West of Hwy 35 at the intersection of Sunnyside Drive. Waterview Subdivision.

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

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.

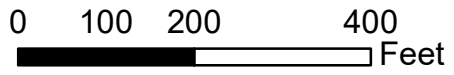
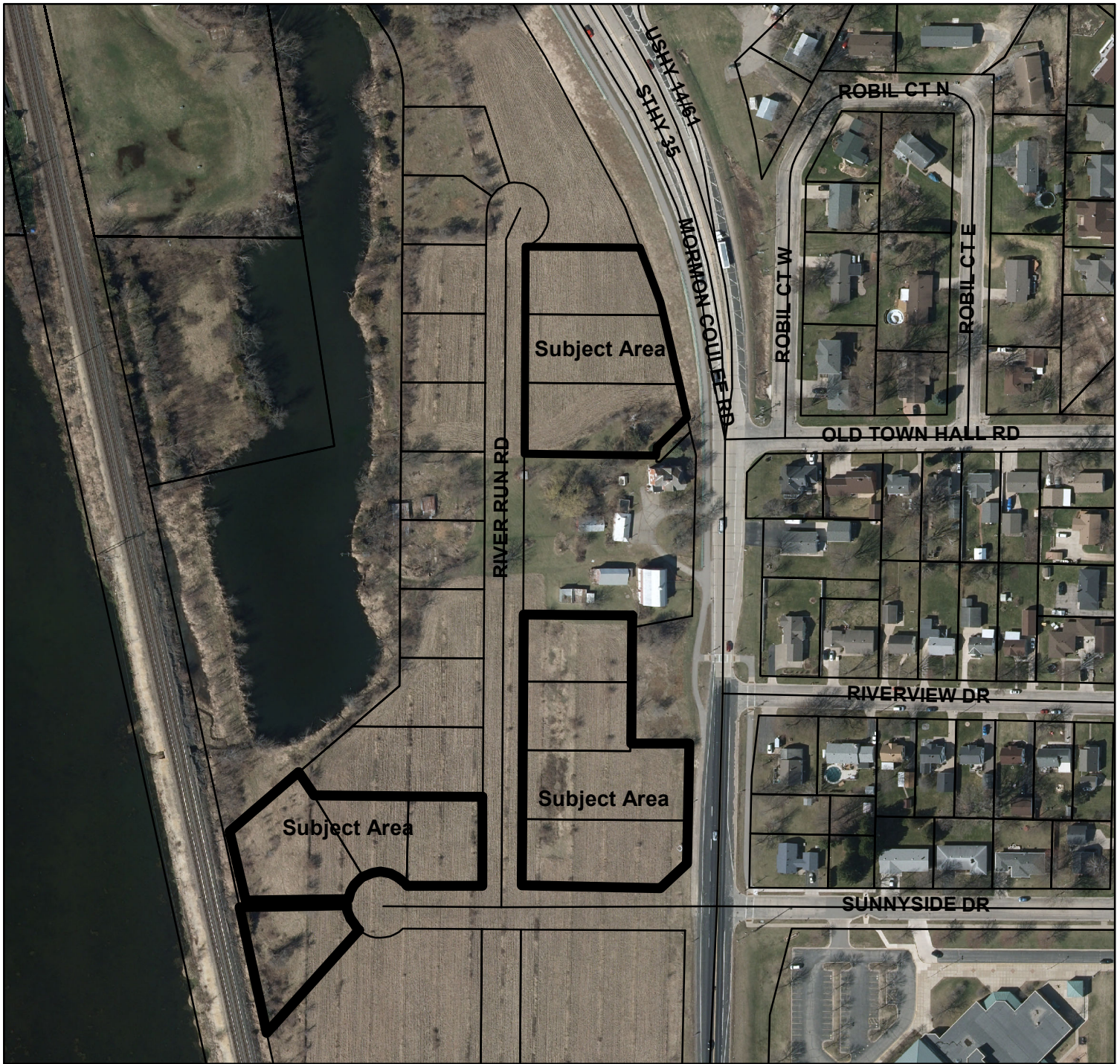
The Common Council approved the rezoning of these parcels to R2-Residence at their August 2018 Meeting.

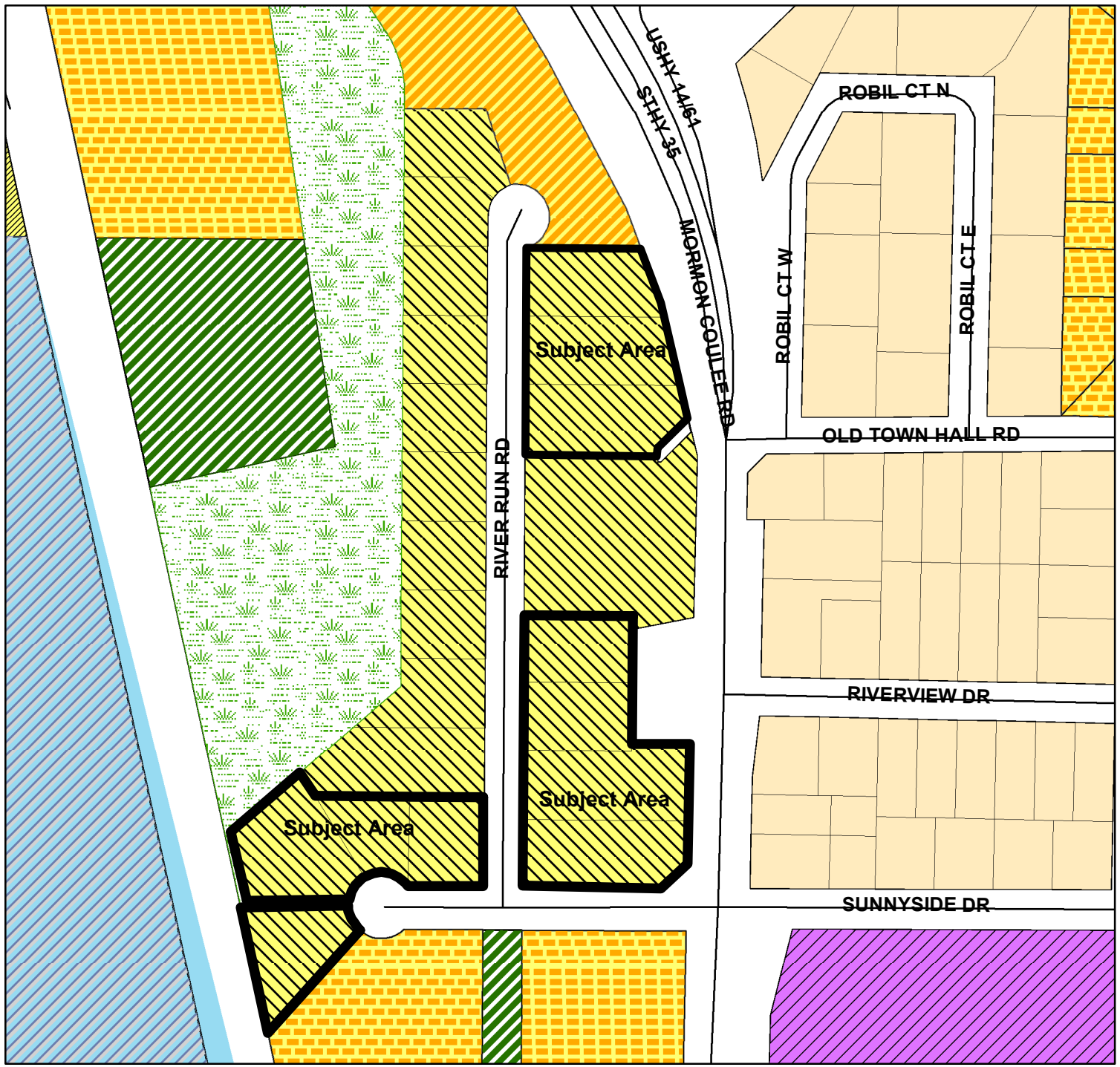
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

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:**

If approved this project would increase the density of this neighborhood by approximately 22 units then what was originally approved for. Staff does not feel that this increase in density would have a negative impact on the community, particularly as they will be owner occupied condominiums with covenants. density The proposed change in the development is still compatible with the surrounding uses as there are apartments/residential located to the northwest, new apartments approved to the south, 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
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY

