

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
September 17<sup>th</sup>, 2018**

➤ **AGENDA ITEM – 18-1222 (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 a multifamily housing development project at 3850 Sunnyside Drive (Lot 2 of the Waterview Subdivision).

➤ **ROUTING:** J&A; public hearing 9/17/18

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the properties located on attached **MAP PC18-1222** from the Planned Development District - General to the Planned Development District - Specific District in order to construct an 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 2 was one of these lots.

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.

The applicant is proposing to develop lot 2 into a 2-story, 38-unit apartment building that includes a mix of 1, 2, & 3 bedroom apartments. This project also includes some detached garages. Plans and drawings are attached as part of the Legislation.

This project went through the City's Multi-Family Design Review process and met all of the requirements.

➤ **GENERAL LOCATION:**

Southeast corner of Hwy 35 and Sunnyside Drive. Immediately west across Hwy 35 from Southern Bluffs Elementary School. Lot 2 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 2 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 38-unit apartment building at their August 2018 Meeting

➤ **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, 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



