

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 1, 2016**

➤ **AGENDA ITEM – 16-0579 (Lewis Kuhlman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business District to the Planned Unit Development District - General allowing for development of multi-unit apartment complexes at 2306 State Road 16.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Applicant would like to expand its Eagle Bluff Apartments and Plaza with a 16-unit apartment on this 1.090 acre parcel to the south. Applicant plans to request a waiver to build on the 30% slope – though it may not be necessary – and have multiple exterior entries, but those go through the Board of Zoning Appeals and the Design Review Committee, respectively.

➤ **GENERAL LOCATION:**

Off Highway 16 at Sunset Lane as seen in the attached map

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

N/A

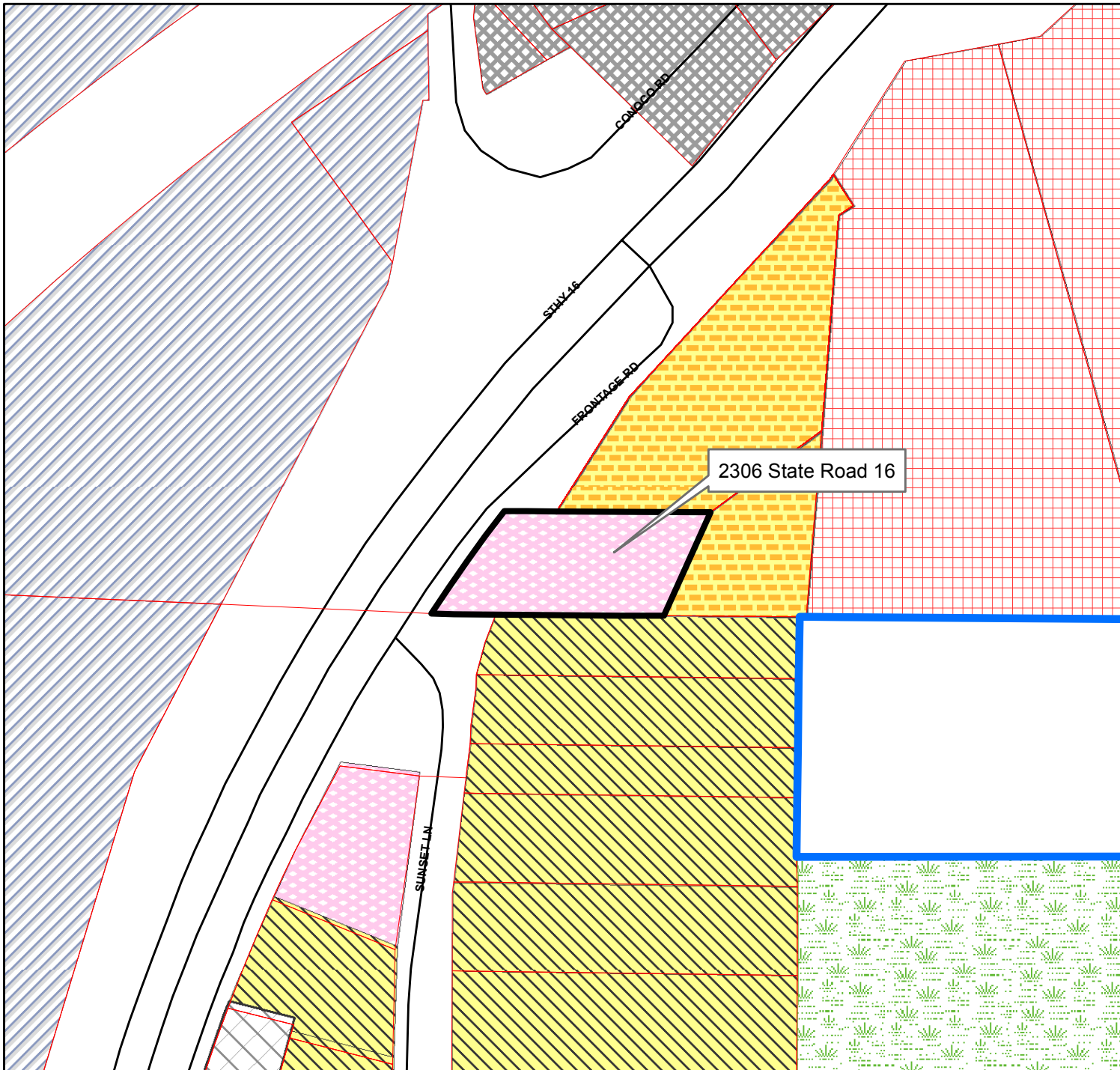
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed development is not consistent with the adopted Comprehensive Plan. The Future Land Use Map has identified the area for low-/medium-density housing, which would be no more than six units per building and no more than ten dwelling units per acre. The previous report for this item erroneously claimed that this proposed ordinance change was consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

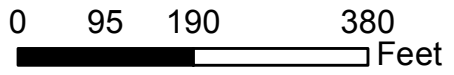
**Planning staff recommends approval of this ordinance.** While the Department has concerns about the density and layout, it will work with the applicant on those issues for design review and rezoning to Planned Development District – Specific. 16 apartments would need to be spread out over 1.6 acres to be considered low-/medium-density housing. However, if this standard was applied across the area, though, the lower density of other lots

may make up for it. The apartments would still need to have no more than six units per building to satisfy the plan. Staff will take comments received at this meeting and last meeting into consideration going forward into the next steps.



## 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

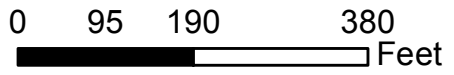




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