

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
August 3, 2020**

➤ **AGENDA ITEM – 20-0965 (Jack Zabrowski)**

Condominium Plat of Great River Condominiums, City of La Crosse, Wisconsin (Sunnyside Drive West).

➤ **ROUTING:** J&A 8/4/2020

➤ **BACKGROUND INFORMATION:**

This parcel is located within the Waterview Subdivision that was platted primarily for duplexes and higher density apartments in March of 2018. The applicant purchased most of the parcels from the developer with the intention of developing many of them into 4-unit condominiums and the applicant requested a rezoning in October of 2018 to rezone eleven of those parcels to R4-Low Density Multiple to build them. The building construction is completed on the lot depicted on attached **MAP PC20-0965** and the applicant is now moving forward with the condominium plat process. The current owner Great River Homes LLC intends to sell the condos for between \$228,400 and \$249,000+.

The proposed plat for review before the Plan Commission enables the building to be divided into four separate owner-occupied units. A copy of the plat, condo association bylaws, and covenants are attached to the legislation.

➤ **GENERAL LOCATION:**

Waterview subdivision, Sunnyside Drive West, two blocks to the west of Southern Bluffs School, on the west side of Highway 35.

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

These parcels were rezoned for 4-unit condominiums at the October 2018 Common Council meeting. (18-1268)

Multifamily Design Review Committee approved the design of the proposed 4-unit condominium on November 16, 2018.

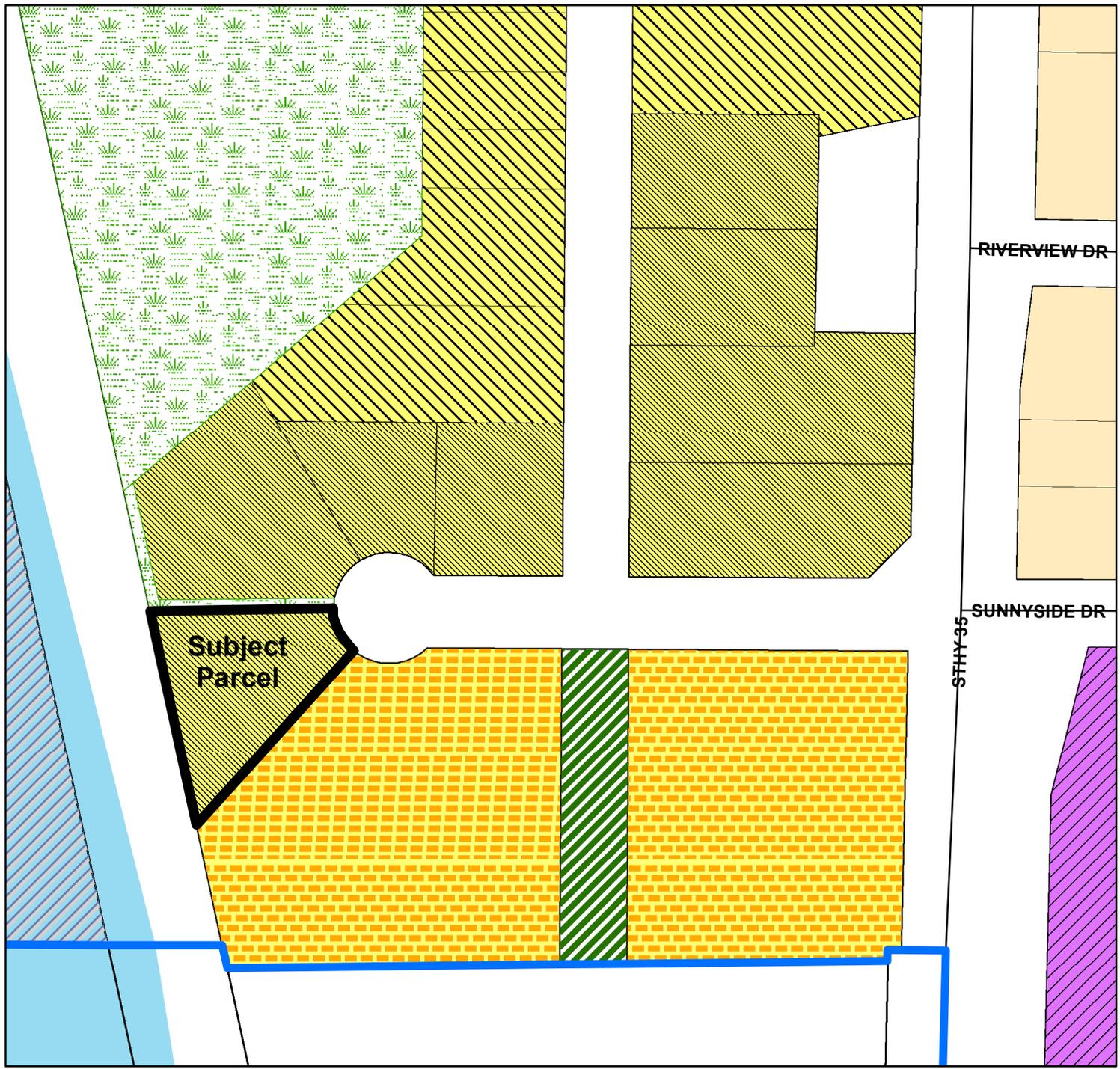
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map of the Comprehensive Plan declares the area of interest as Wooded or Steep Slope. However, this area is contiguous enough to the urban area of La Crosse if improvements were made to the multimodal (transit, bicycle and

pedestrian) connections this development could provide affordable, dense, workforce housing and reduce the demand on transportation infrastructure. This development would be in agreement with the Comprehensive Plan if the multimodal connection were enhanced.

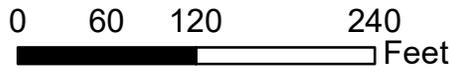
➤ **PLANNING RECOMMENDATION:**

**Planning Department staff recommends approval of this plat.**



## 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





## 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



