

Agenda Item 24-0531 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Low Density Multiple Dwelling District to the Residence District allowing for a twinhome at 3825 & 3827 Sunnyside Drive West.

General Location

Aldermanic District 13, located on the cul-de-sac at the end of Sunnyside Drive in the Waterview Subdivision as depicted on attached Map 24-0531. Parcel is not located within a Neighborhood Association. Surrounding land uses are residential that includes a mix of twin-homes, four-units, and two larger apartment complexes.

Background Information

The applicant is requesting to rezone the subject property from R4-Low Density Multiple to R2-Residence to construct an owner-occupied twin-home. Constructing an owner-occupied twin-home in R4-Low Density Multiple requires that there is 7,200sqft of lot area per unit. A twin-home would require a parcel that is at least 14,400sqft in size. The current parcel is only 12,768sqft. R2-Residence zoning does not require 7,200sqft per unit, it only requires that the total area of the lot a minimum of 7,200sqft in size.

The applicant/developer has been developing this subdivision since 2018. The subject parcel was originally zoned to R4-Low Density Multiple with the intent to develop a four-unit structure. The applicant has since decided to develop it into a two-unit twinhome.

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 original plat included 21 parcels for duplexes/twinhomes and 3 parcels for higher density multi-family.

The Common Council approved the rezoning of several parcels within the Water Subdivision to R2-Residence at their August 2018 Meeting.

The Common Council approved the rezoning of several parcels within the Water Subdivision to R4-Low Density Multiple at their October 2018 Meeting.

Consistency with Adopted Comprehensive Plan

Low-Density Residential and Medium-Density Residential, which both include two unit townhomes, are desired land uses in the Swift Creek Neighborhood (N-16) in the adopted comprehensive plan.

Staff Recommendation

This item is recommended for approval.

Routing J&A 6.4.2024