

Agenda Item 23-0791 (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 Special Multiple Dwelling District to the Planned Development District - General allowing for construction of approximately 14 2-bedroom homes at 5917 River Run Rd.

General Location

Council District 13, located just west of the intersection of State Hwy 35 and State Hwy 14/61 as depicted on attached MAP 23-0791. Subject property is part of the Waterview Subdivision. Adjacent uses include two and four units to the south, apartment buildings to the west and north, and single-family homes to the east across Hwy 35.

Background Information

The applicant is requesting to rezone the subject property to Planned Development-General to construct 14 two-bedroom, single-family homes. The applicant is requesting this zoning due to the unusual shape of the parcel and the presence of wetlands and floodway boundaries on the site. These site conditions prohibit the applicant's ability to meet minimum lot and setback requirements. It also allows for the applicant to request to build the housing units all on one parcel which is not permitted in any of the residential zoning districts.

A private driveway would extend from the existing River Run Road cul-de-sac providing access to all the units. The applicant has stated that these homes would either be included in the Waterview Homeowners Association that the parcels to the south are a part of, or they would form their own homeowner's association. Provided that all zoning requests are approved the applicant intends to begin construction in November of 2023. A site plan and elevations of the homes are attached to the legislation.

Recommendation of Other Boards and Commissions

This parcel is part of the Waterview Subdivision, which was approved by the Common Council at their March 2018 meeting. This subdivision was approved for residential development.

The Common Council referred this item per the applicants request at their August and September 2023 meetings.

Consistency with Adopted Comprehensive Plan

This parcel is currently designated as "Woodland or Steep Slope" on the Future Land Use Map of the 2002 Comprehensive Plan. This land designation encompasses private property that is undeveloped and is reserved for open space through development restrictions, public easements or other means, such as the bluffs. It also includes private property used for public recreation or open space, such as privately owned golf courses. It can also include public or private land determined to be a wetland or floodplain under the state or federal regulations and protected from development. With this designation the proposed land use is not consistent with the 2002 Comprehensive Plan.

According to the Land Use Element in the draft of “Forward La Crosse”, the update to the 2002 Comprehensive Plan, Low-Density Residential, which includes single-family homes, is desirable within the neighborhoods around Southern Bluffs Elementary.

Staff Recommendation

This parcel is part of the Waterview Subdivision which was approved by the Common Council in 2018 for residential development. The entire subdivision is designated as “Wooded or Steep Slopes” in the 2002 Comprehensive Plan however, it is consistent with the desired land use that is stated in the draft of the updated comprehensive plan. The applicant is proposing to develop a unique parcel of land into single-family housing units that are needed.

As of July 25, 2023, the applicant submitted a request to the City Clerk’s Office to refer this item to the next Common Council cycle so that they can address some concerns from some of the adjacent property owners. As of August 31, 2023, the applicant has requested another referral to the October cycle as they are still discussing some concerns with the adjacent property owners. Staff acknowledges this request and recommends that this item be referred to the October Common Council cycle.

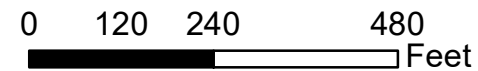
As of September 22, 2023, the applicant has stated to staff that have completed their discussion with the residents of the subdivision and the HOA and would like to move forward with the proposed rezoning. Staff recommends approval of this item.

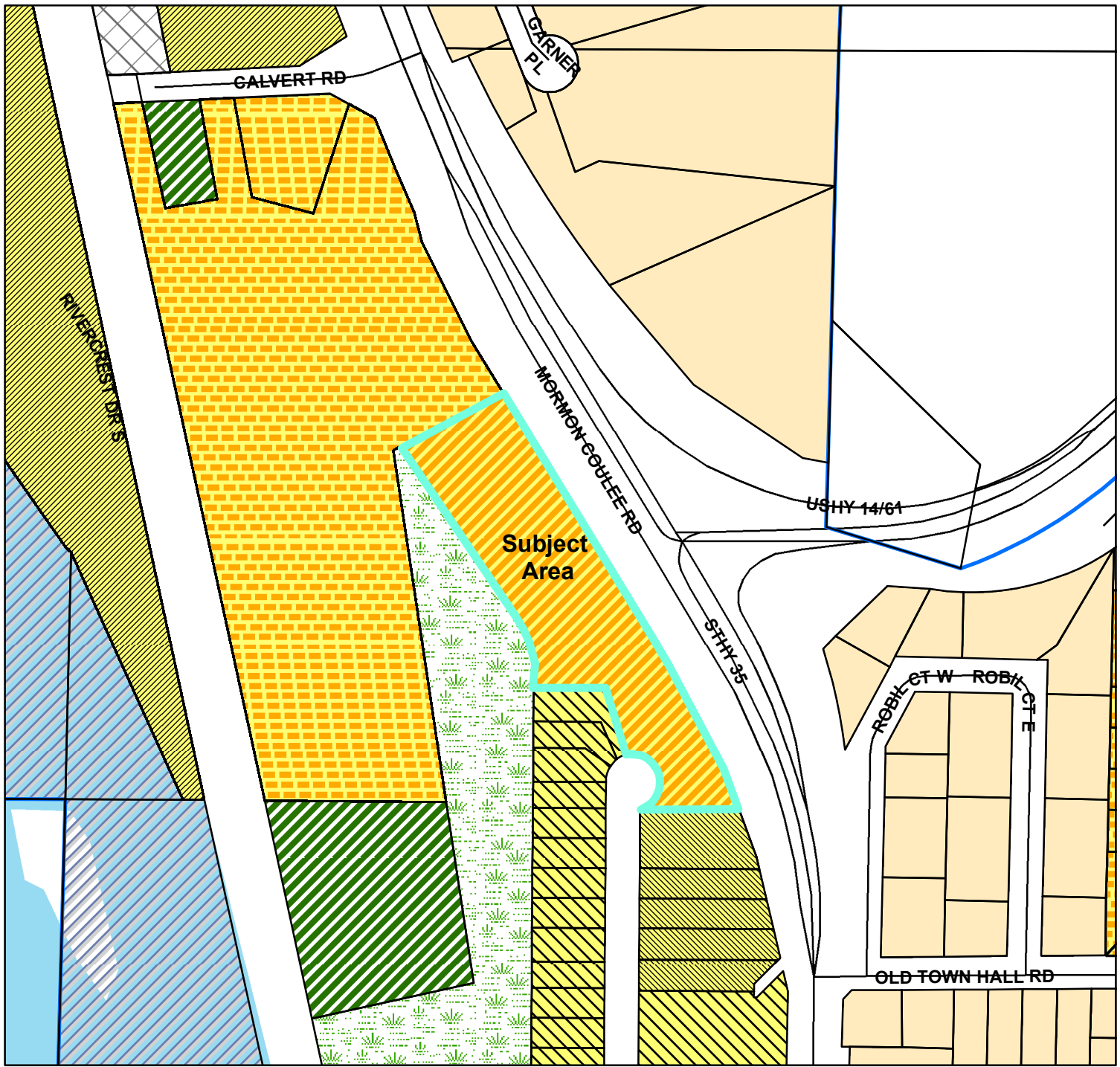
Routing J&A 10.3.2023



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
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