

Agenda Item 23-0142 (Lewis Kuhlman)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Single-Family Residence District allowing for building a house on the land at 3530 County Road B.

General Location

Council District 2, on County Rd B just east of Highway 16 as depicted in Map 23-0142. Adjacent uses include outdoor advertising, indoor storage, automobile repair, and a house.

Background Information

City staff approved a certified survey map to split this parcel from 3504 County Rd B in December 2022 ([Legislative file 22-1455](#)). The original parcel is zoned C2, so this new parcel needs to be rezoned R1 to allow for residential use. The municipal code prohibits building on land with steep slopes 30% or greater—[Sec. 113-140\(j\)](#) prohibits platting lots that are mostly a steep slope, and [Sec. 105-30\(10\)](#) and (11) restricts development on parcels with steep slopes. The applicant had a [survey](#) of the parcel to identify a small amount of land with less than a 30% slope. Trees within that area have been removed or will be, which would likely have a negative impact on stormwater runoff. Likewise, a driveway and house would increase nonpermeable surfaces.

The house would be required to connect to municipal water and sewer. The City would not extend the sanitary sewer to serve one additional property. Due to the distance and high cost for the sewer infrastructure, the owner may want to apply for a variance with the Board of Public Works to allow a septic system. Approval is not guaranteed, though. Any hardship regarding the utilities may be economic or self-created since the owner split this parcel from a developed parcel.

Recommendation of Other Boards and Commissions

None

Consistency with Adopted Comprehensive Plan

The Future Land Use Map indicates this parcel as Low/Medium Density Housing and Parks and Conservancy (Land Use Objective 1). It would not allow for efficient extension of water and sewer and may have some impact on sensitive environmental resources (Land Use Objective 3). Development would likely negatively affect wooded bluffs (Natural Resource Object 4 and 5). It would likely not protect steep slopes over 20% (Natural Resource Objective 11).

Staff Recommendation

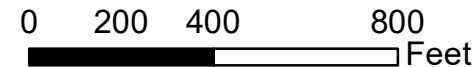
Approval—a residential use may have less negative impact here than a commercial use. A more appropriate zoning could be Conservancy, but that is outside the scope of this petition.

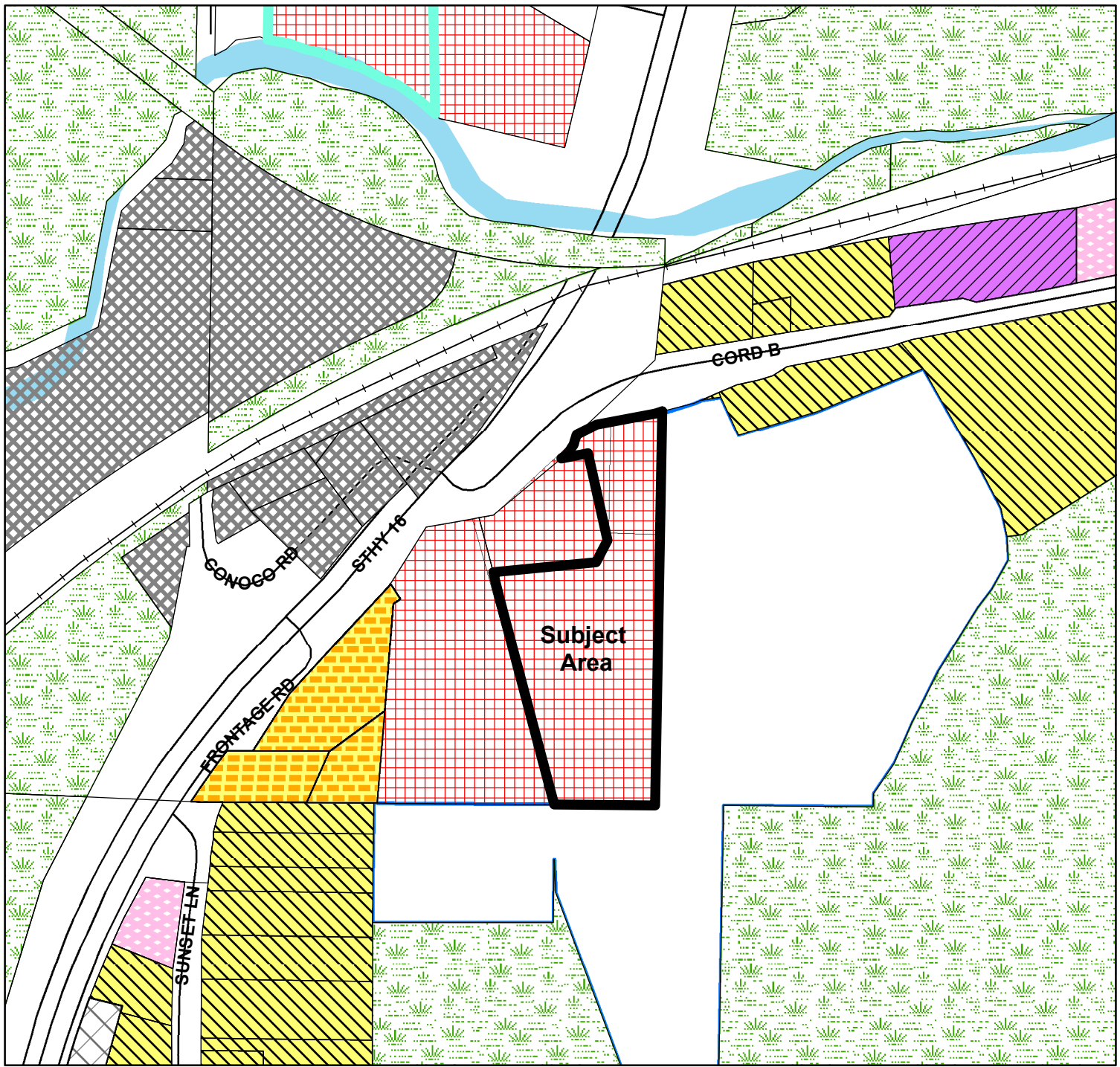
Routing J&A 2.28.2023



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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