

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
February 26, 2018**

➤ **AGENDA ITEM – 18-0217 (Jason Gilman)**

Preliminary & Final Plat of Waterview Subdivision to the City of La Crosse, La Crosse County, Wisconsin.

➤ **ROUTING:** J&A, Public Hearing 2/27/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

This application for a Preliminary and Final Plat has been submitted by Karl Schilling of Property Logic, LLC for a plat containing 25 parcels and 4 Outlots at the intersection of State Road 35 and Sunnyside Drive West (West side of STH 35) near and across from Southern Bluffs Elementary School.

The parent parcels of this plat are currently zoned Agricultural with existing Planned Development zoning to the north and Single Family Zoning across STH 35 to the east. This land is also bordered on the south by developable lands in the Town of Shelby, which are part of the ongoing boundary agreement negotiations.

Key issues related to this plat include access and more particularly WisDOT access to STH 35 and future reconstruction plans for this segment of STH 35, floodplain and wetland features on the site, archaeological investigation, access to developable lands to the south of the proposed plat, walkability of a site adjacent to an arterial highway but near a school, the mix of proposed housing density and/or mixed use potential and the applicable zoning the applicant will need to apply for, storm-water planning, highway noise and double frontage lots along STH 35, unique applicable setbacks due to highway, wetland, easement and zoning and the architectural/investment appeal of a gateway development to the City.

The existing Chambers-Markle farmstead (1853) noted on the platted lot 21 is also on the National Register of Historic Places (1987) due to contributing buildings and the larger parent parcel having an early unique irrigation system for raising seed corn (1938) with the assistance of UW –Extension. The principal structure is also on the local historic register due to its distinguishing architectural type characteristics (Queen Anne Style) as well as notable work of a local designer/architect (Stoltze and Schick).

➤ **GENERAL LOCATION:**

STH 35 at Sunnyside Drive West, containing 23.11 acres

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed use is inconsistent with the Comprehensive Land Use Plan future land use map which indicates Wooded or Steep Slope, however, the Comprehensive Plan also encourages environmentally sensitive housing and/or mixed use development.

➤ **PLANNING RECOMMENDATION:**

Since the 2002 land use plan recommendations, much has changed in the City of La Crosse and Planners must make educated recommendations considering current data and information. The Challenging Trends Report of 2010 (8 years after the adoption of the Comprehensive Plan in 2002 and post-recession) provides valuable policy guidance on the City's need for higher value residential housing. Additionally, demographic shifts and market needs highlight demand for family housing in the City, a relative scarcity due to suburban competition and available urban sites. Family housing influences the City's tax base and revenue in part due to tertiary aid formulas from the State, which in turn benefits the City's tax rate through new overall construction value. Another fairly recent challenge is due to the declining workforce, expanding industry, new labor transplants and a tight workforce housing market, especially for families. Considering these new factors, **the proposed Plat is recommended for approval** provided the requirements indicated by the Engineering Department-City Surveyor Scott Dunnum and Utility Director Mark Johnson are satisfied as well as addressing the listed key issues in the background section of this report, including WisDOT access approval and coordination with the future STH 35 construction project.

The Planning Department also recommends the following conditions of approval:

1. A master landscape plan accompany any fencing along STH 35 to address noise and/or the double frontage nature of the parcels along STH 35. Plantings are recommended in conjunction with fencing to provide an important gateway aesthetic along the Great River Road into the City.
2. The developer provide some guidance on overall architectural approach and/or requirements due to the visibility of this development on the Great River Road and the impact it will have on a principal gateway into the City and future investment in the area. The City's design guidelines are recommended as a baseline.
3. The developer provide detail on market demographics and the projected population of the project for engineering and planning staff to better understand the needs/demands for multi-modal transportation needs.

Additionally, the City's Utility Director recommends the following:

#### Water System

- Details on Page 4/46 show shut-off valves located adjacent to the water main. For all water services, shut-off valves and curb boxes must be located behind the curb and within the street Right-of-Way.
- Watermain extended along STH 35 shall include a main valve at the connection point at the existing hydrant and another on one side of the 90-degree bend at Sunnyside Drive West. Please provide a detail showing the connection to the system at the existing hydrant along STH 35.
- The detail of the new watermain shown on Page 4/46 includes shut-off valves on the main to the north and the extension to the south. Main valves are also required at this intersection to shut-off water on the mains to the east and west.
- The water main on River Run Road should be aligned east of centerline, per the City's standard arrangement. Page 10/46 of the proposed plans shows the water main angling to the northeast from a point south of the cul de sac; the resulting location ends up behind the curb and under a driveway. What is the purpose of the re-alignment?
- Page 10/46 shows a future 6" service extension to the north and out of the cul de sac. The extension must be installed with a valve on the north side of the tee after the hydrant connection. Similarly, another valve needs to be installed on the south side of this tee.
- Main line valves must be installed on the north and south side of the tee where the water system connects from the east (Approx. Sta 11+00). Additional main line valves must be added to the water main in River Run Road to result in spacing of every 300' – 400', similar to a typical City block.

#### Sanitary Sewer

- Installation of the new sewers to the existing manhole at the intersection of Sunnyside Drive West and River Run Road will require watertight connections and repairs to the manhole. Please provide a description of the planned procedure for making these connections.
- Full access to the sanitary sewer downstream of the cul de sac at the west end of Sunnyside Drive West via the easement must be maintained as part of this. Utility staff use the easement at least once per year to access areas downstream for brushing and maintenance. The owner of the Lot 3 property should be made aware of this easement and that the Utility will be driving through that section of property to access the downstream sanitary system.
- The sanitary sewer on River Run Road should be aligned on centerline, per the City's standard arrangement. The manhole at the north cul de sac should be located out in the paved street and not behind the curb as shown on Page 10/46
- Page 10/46 of the proposed plans shows the sanitary sewer angling to the northeast from the manhole south of the cul de sac. What is the purpose of the re-alignment?
- All new sanitary sewer manholes shall be pre-cast sections and include sleeves or "boots" for connection of sewer pipes.

#### Storm Sewer/Storm Water

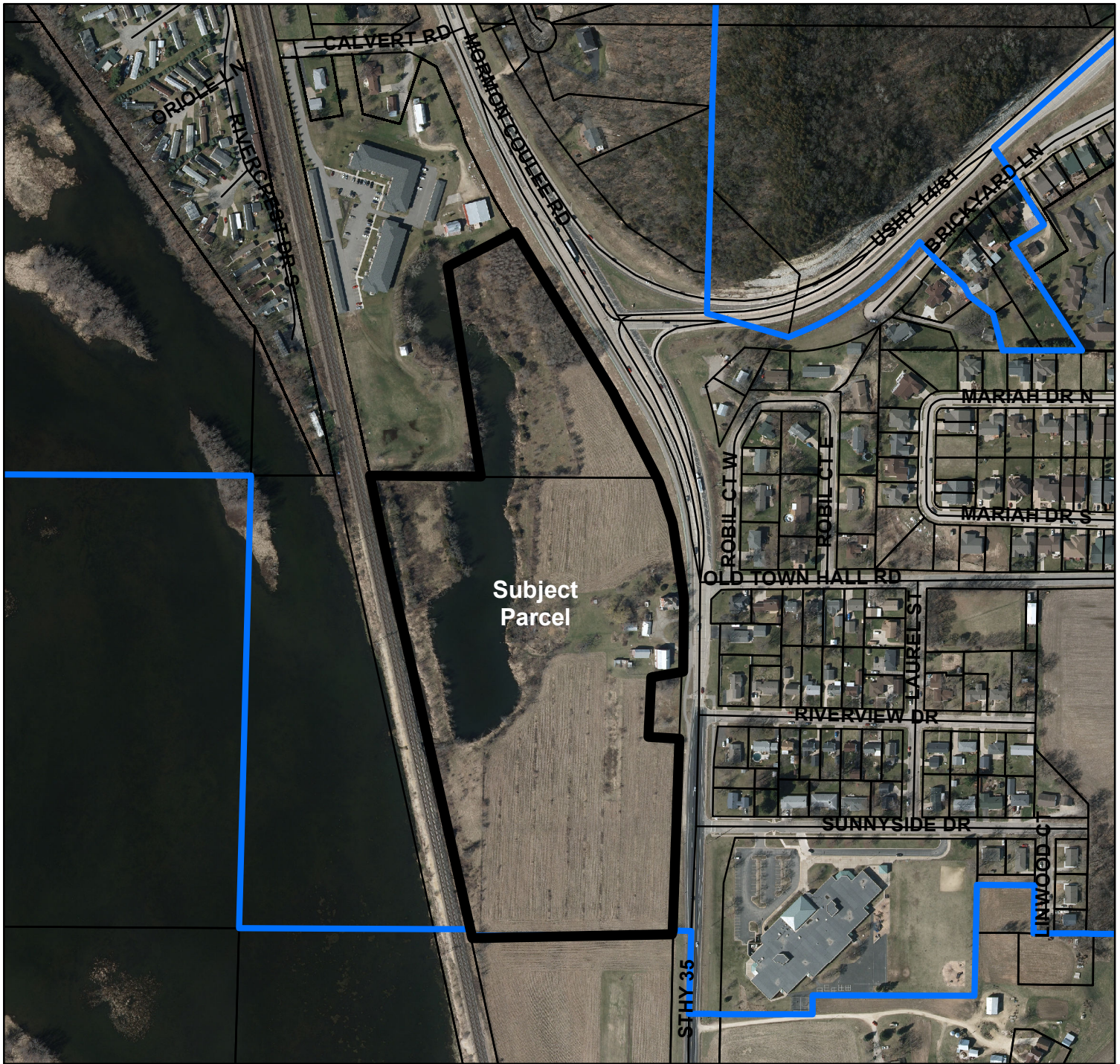
- Page 2/46 indicates a 20' drainage easement that will impact Lots 12, 13, 19 & 20. The owners of these properties should be clearly aware of this drainage feature. What storm will this drainage way handle? What happens in the event of a larger-than-design storm, i.e., where does the water go, i.e., what will be the impact to the adjacent properties and houses? There have been significant problems with these types of drainage easements and damage to property when heavy storms exceed the design of the drainage ways.
- Page 10/46 shows a 30" diameter culvert under River Run Road that transports storm water from the east-side west-side drainage way. Please see the questions/concerns above related to capacity and effect to adjacent properties when the rainfall amount exceeds the storm system capacity. This culvert also appears to be routed to pass almost under the hydrant and hydrant lead pipe, and also crosses the water and sanitary sewer mains in River Run Road. The hydrant and connecting pipe should be located away from this culvert and/or insulated to protect these from freezing. Similarly, the other utility locations where the culvert crosses should be insulated.

General














- All sanitary and storm manholes shall be concentric with no steps.
- Erosion control must be properly installed and maintained for the duration of and following construction of the subdivision.

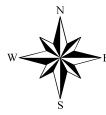
Mark J.  
Utilities Office  
400 La Crosse Street  
La Crosse, WI 54601

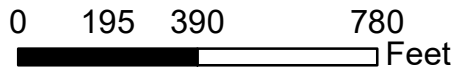




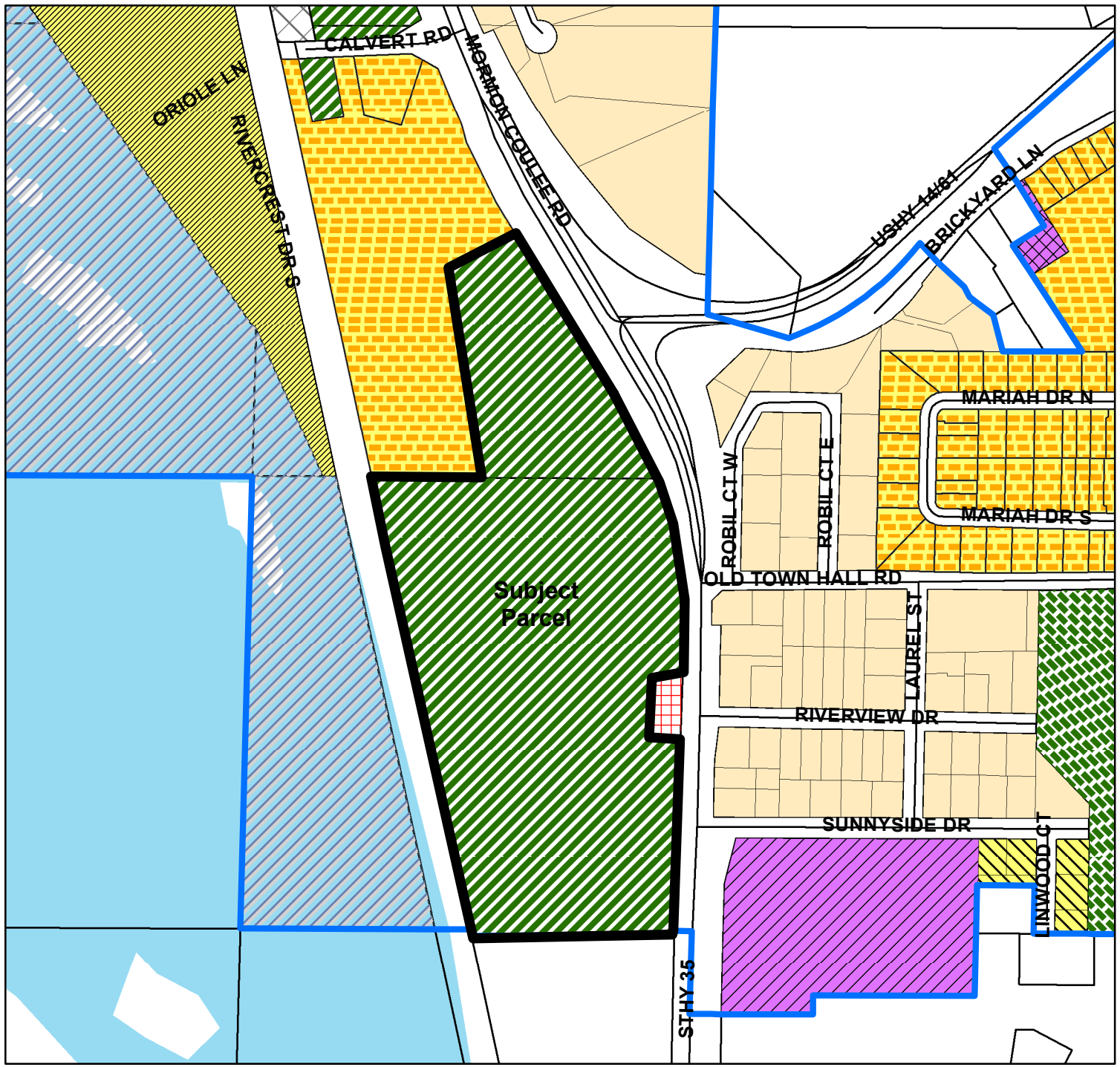
## BASIC ZONING DISTRICTS

	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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