



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda City Plan Commission

Tuesday, September 5, 2023

4:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing. To join the meeting click this link (or typing the URL in your web browser address bar): <https://cityoflacrosse-org.zoom.us/j/88991607803?pwd=d3hhNURndXZXZWRyRIZ4eWFtTndoQT09> Meeting ID: 889 9160 7803; Passcode: CPC23; Call in: 1-305-224-1968.

The meeting can be viewed by visiting the Legislative Information Center (<https://cityoflacrosse.legistar.com/Calendar.aspx>) and clicking on the "In Progress" video link to the far right in the meeting list.

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes from the July 31, 2023 meeting.

Agenda Items:

- 1 [23-0741](#) AN ORDINANCE to amend various sections of the Code of Ordinances of the City of La Crosse to provide code language cleanup and clarification for code enforcement.

- Attachments:** [Proposed Amended for J&A 9.5.2023](#)
- [Revised Staff Report](#)
- [Ordinance](#)
- [Staff Report](#)
- [Notice of Hearing](#)
- [Ordinance - Summary for Publication](#)
- [Affidavit of Publication - Notice of Hearing](#)
- [CPC Staff Report 9.5.23](#)

- 2 [23-0791](#) 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.

Attachments: [GRH Request for 30-day Referral 8.31.23](#)

[Ordinance](#)

[Request for Referral - 7.25.2023](#)

[Rezoning Petition](#)

[Notice of Hearing](#)

[200-Foot Buffer List - Revised 7.31.2023](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[DNR-FEMA Letter](#)

[General Development Plan](#)

[Objection - DeFino & Letourneau - 7.24.2023](#)

[CPC Staff Report 073123; 23-0791](#)

[CPC Recommendation Report - 7.31.2023](#)

[Affidavit of Publication - Notice of Hearing](#)

[Legal Objector Table - 8.7.2023](#)

[CPC Staff Report 9.5.23](#)

- 3 [23-0945](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Light Industrial District allowing for private development of parcels at Kinney Coulee Rd N.

Attachments: [Ordinance](#)

[Rezoning Petition](#)

[200-Foot Buffer List](#)

[Buffer Map](#)

[Notice of Hearing](#)

[Affidavit of Publication - Notice of Hearing](#)

[CPC Staff Report 9.5.23](#)

- 4 [22-1250](#) Update on the Comprehensive Plan process and discussion on the Future Land Use Element.

Attachments: [Neighborhood Develop Concept & Form Based Code Presentation 10-31-22](#)

[Future Land Use NDC Presentation 10-3-22](#)

[Proposed Categories and NDC overlap 10-3-22](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

City Plan Commission Members:

Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf, Jennifer Trost, Matt Gallager, Jenasea Hameister & James Szymalak.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0741

Agenda Date: 9/5/2023

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number: 1

ORDINANCE NO. _____

AN AMENDED ORDINANCE to amend various sections of the Code of Ordinances of the City of La Crosse to provide code language cleanup and clarification for code enforcement.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Section 103-33. is hereby amended to read as follows:

The provisions of Wis. Admin. Code chs. SPS 320—325, 361—366 and ch. NR 116, the current version adopted by the State of Wisconsin of the 2009 International Existing Building Code and the 2009 International Building Code are hereby adopted by reference and made a part hereof.

SECTION II: Section 103-34. (c) (1) & (2) is hereby amended to read as follows:

(1) All applications for building permits shall be accompanied by specifications and plans in duplicate, drawn to scale, showing the actual shape and dimensions of the lot to be built upon, the exact size and location on the lot of the buildings and accessory buildings existing, and the lines within which the buildings or structures shall be erected or altered, the existing and intended use of each building or part of building, the number of families the building is designed to accommodate, and such other information with regard to the lot and neighboring lots as may be necessary to determine compliance with this article. One copy of the plans shall be returned to the owner when approved. Plans which do not contain sufficient information to determine compliance with this article shall be rejected. Plans shall be drawn to scale upon substantial paper or ~~electronic~~ electronic. Essential parts shall be drawn to a scale of not less than one-eighth inch to one foot. Plans and specifications shall describe the work proposed sufficiently to show compliance with the law. Computations, strain sheets, stress diagrams and other data necessary to show the correctness of the plans shall accompany the plans and specifications when required by the Fire Department - ~~Division of Fire Prevention and Building Safety~~. All plans shall bear the name of the architect, engineer, or person responsible for their preparation, and in no case shall permits be issued when such person has failed to comply with Wis. Stat. § 102.31. At the discretion of the Fire Department ~~Division of Fire Prevention and Building Safety~~, the submission of plans and specifications for private garages, small sheds or small, unimportant work may be waived.

(2) All applications for demolition or wrecking permits shall be accompanied by a drawing showing the size and location on the lot of the building, buildings or structures to be demolished, the owner of the property, the owner's address, the name of any contractor and the contractor's address who is to perform the demolition. The application shall also show the current zoning of the lot or parcel of land where the building or structure to be demolished is located as well as the intended use of the lot or parcel of land after demolition. The application shall also contain the required signoffs that all utilities are properly cut and capped and any other information deemed necessary by the Fire Department ~~Division of Fire Prevention and Building Safety~~ on

forms provided by the Fire Department ~~Division of Fire Prevention and Building Safety~~. All applications shall be signed by the owner of the building or the owner's authorized representative.

SECTION III: Section 103-34. (f) (1) & (2) is hereby amended to read as follows:

(1) The Chief Inspector may revoke any building, plumbing, HVAC or electrical permit, certificate of occupancy, or approval issued under the regulations of this chapter and may stop construction or use of approved new materials, equipment, methods of construction, devices or appliances for any of the following reasons:

(2) The notice revoking a building, plumbing, HVAC or electrical permit, certificate of occupancy or approval shall be in writing and may be served upon the applicant of the permit, owner of the premises and the owner's agent, if any, and on the person having charge of construction. A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the Fire Department ~~Division of Fire Prevention and Building Safety~~. After the notice is served upon the persons as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction whatsoever on the premises, and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this division, shall be procured and fees paid therefor, and thereafter the resumption of any construction or operation shall be in compliance with the regulation of this division. However, such work as the Chief Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as he may require for the preservation of life and safety.

SECTION IV: Section 103-34. (g) (1) is hereby amended to read as follows:

(1) Except as otherwise provided herein, permits shall expire if the building or work authorized is not commenced within six calendar months from the date ~~of such permit~~ the permit is issued, or is suspended, abandoned or substantial progress is not shown for a period of 60 days at any time after the work is commenced. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefor shall be the same amount required for a new permit. For purposes of this section, the term "substantial progress" shall mean at least 20 percent of the exterior coverings applied or 20 percent of the project completed as determined by the Fire Department ~~Division of Fire Prevention and Building Safety~~.

SECTION V: Section 103-34. (h) (8) is hereby repealed.

~~(8) The Fire Department ~~Division of Fire Prevention and Building Safety~~ shall issue a statement showing permit fees to be paid, which statement shall be filed with the Director of Finance/Treasurer and payment thereof made by the applicant. Upon presentation to the Fire Department ~~Division of Fire Prevention and Building Safety~~ of the receipt of the Director of Finance/Treasurer showing the payment of all required fees, it shall thereupon issue the permit.~~

SECTION VI: Section 103-34. (h) (9) is hereby amended to read as follows:

~~(9)~~ (8) In addition to the above fees, there shall be paid the costs of the State Seal as provided for in Wis. Admin. Code § SPS 320.09.

SECTION VII: Section 103-34. (j) is hereby amended to read as follows:

(j) *Permits for properties located in the floodway district and flood zoning overlay districts.* All permits for new structures or buildings or substantial improvements to existing structures or buildings located in the Floodway District or Flood Zoning Overlay Districts shall include an elevation certificate, FEMA Form ~~81-34~~ 086-0-33, signed by a land surveyor, engineer or architect who is authorized by State or local law to certify elevation information.

SECTION VIII: Section 103-35. (a) & (c) is hereby amended to read as follows:

(a) *Approval.* The Fire Department ~~Division of Fire Prevention and Building Safety~~, upon notification by the permit holder or his agent in writing, via phone or electronic means ~~and upon forms furnished by the Fire Department Division of Fire Prevention and Building Safety for that purpose~~, shall make the following inspections, and shall either approve the construction inspected or shall notify the permit holder or his agent, in writing, wherein the construction fails to comply, and shall establish a period of time to bring about compliance. Copies shall be forwarded to all parties concerned. Approval of inspection shall be indicated by initialing or stamping the permit placard on the job site at space provided for that purpose.

(c) *Certificate of occupancy required.* No owner shall use or permit the use of any building or premises hereafter constructed, changed, converted, remodeled, altered, repaired, enlarged, or moved, until a certificate of occupancy shall have been issued by the Fire Department ~~Division of Fire Prevention and Building Safety~~, except the temporary occupancy of residences buildings by the owner's pending the completion of the building when approved in advance in writing by the Fire Department ~~Division of Fire Prevention and Building Safety~~. Such certificate shall show that such building or premises, and the proposed use thereof, are in conformity with the provisions of this Code and other ordinances of the City.

SECTION IX: Section 103-98. (a) is hereby amended to read as follows:

(15) The Fire Chief may, at their discretion, on a case-by-case basis, deviate from the requirements in this Section.

SECTION ~~X~~: Section 103-103. (b) is hereby amended to read as follows:

(b) Whenever a building is demolished, the roof and each upper story shall be taken down before the demolition of the next lower story is begun; no material shall be placed in such a manner as to overload any part of such building in the course of demolition; all brick, stone, timber and structural parts of each story shall be lowered to the ground immediately upon displacement; the entire building shall be removed including the footing and foundation; all dry mortar, lime, brick dust, plaster, or other

flying material shall before and during removal be dampened sufficiently to prevent it from floating or being blown into the street or on adjoining property; and all sidewalks shall be protected by fences and scaffolds as required by this Code for the protection of sidewalks during the erection of buildings.

SECTION XI: Section 103-103. (e) is hereby created to read as follows:

(e) In the event that removing a footing and/or foundation wall will be detrimental to the public right of way, neighboring building or property, that requirement may be waived at the discretion of the Fire Department – Division of Community Risk Management. A Certified Survey Map shall be recorded at the Register of Deeds showing the exact location of any footing and/or foundation wall not being removed.

SECTION XII: Section 103-137. (a) is hereby amended to read as follows:

(a) No person, firm or corporation shall install, alter, repair or replace electrical equipment or fire alarm systems, or engage in the business of said installations, alterations, repairs or replacements, for any purpose whatsoever in the City of La Crosse without first having procured the required license or registration as prescribed in this section unless Wis. Stat. 101.862(4) (b), through (g) are met.

SECTION XIII: Section 103-138. (a) is hereby amended to read as follows:

(a) Electrical permits. No electrical equipment, low voltage, communications wiring, grounding/bonding, fixtures or fire alarm system shall be installed, altered, repaired or replaced in the City of La Crosse without the Electrical Contractor or Fire Alarm Contractor first securing an electrical permit therefore from the Fire Department - - ~~Division of Fire Prevention and Building Safety~~. The application for such permit shall be on forms provided by Fire Department ~~Division of Fire Prevention and Building Safety~~ and shall include such plans, specifications, and other information as are requested by the Fire Department ~~Division of Fire Prevention and Building Safety~~. All later deviations from such plan shall first be approved in writing.

SECTION XIV: Section 103-135. is hereby repealed and recreated to read as follows:

~~This article shall apply to all installations, alterations, repairs and replacement of electrical wiring, material, fittings, devices, appliances, fixtures, apparatus, and machinery, hereinafter referred to as "electrical equipment," and fire alarm systems in addition to the requirements of article IV of section 14.~~

This code shall apply to the installation, reconstruction, alteration, extension and repair of wiring, grounding/bonding and equipment for heat, light, power, control, voice, data, CATV, fire alarm, security systems and other low voltage work (100 volts or less). Materials, fittings, devices, appliances, luminaries, apparatus and the like used as part of or in conjunction with said installations shall be referred to in this code as "equipment" or "electrical equipment" unless specifically stated otherwise.

SECTION XV: Section 103-138. (e) (1) is hereby amended to read as follows:

(1) Permit fees shall be based on the physical value of the work to be done, including labor and equipment, as determined by Fire Department ~~Division of Fire Prevention and Building Safety~~ on the basis of current costs in the amount established by resolution.

SECTION XVI: Section 115-390 (2) (c) is hereby amended to read as follows:

(c) In all residential zoning districts the aggregate building area of all detached accessory buildings shall not exceed 35 percent of the area of the rear yard of the parcel upon which they are to be built, up to a maximum 1,000 square feet of aggregate area of detached accessory buildings; provided, however, that the maximum aggregate area of all residential accessory buildings shall in no case exceed the gross finished floor area of the dwelling unit, excluding unfinished basement areas, to which they are accessory. Such detached residential accessory buildings may be placed in the rear, or side yard when not in conflict with any other requirement of this Code. Detached accessory buildings in the rear yard shall maintain minimum rear yard and side yard setbacks of two feet including roof line. In addition, to the requirements set forth above, a property with a tuck under garage shall be permitted to construct an unattached garage provided that the aggregate area of the two garages do not exceed all of the limits set forth above. The term "tuck under garage" means an attached garage which is built into the footprint of the ~~principle~~ principal structure and located below a habitable area of the house in its entirety. A garage shall be constructed of similar building materials and shall be similar in appearance as the principal structure. For purposes of this section, a one shed no larger than 120 square feet is permitted as an accessory structure but shall also count toward the 35 percent coverage allotment and the 1,000 square foot maximum building footprint.

SECTION XVII: Section 36-77. (b) is hereby amended to read as follows:

(b) Solid waste haulers shall notify the City Refuse & Recycling Coordinator ~~Fire Department~~ before discontinuing refuse and/or recycling service for any non-City serviced dwelling or any private, commercial or industrial customer if such discontinuation will result in a dumpster or other refuse container being left unserved at the customer's site.

SECTION XVIII: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION XIX: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:



CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

ORDINANCE NO. _____

AN ORDINANCE to amend various sections of the Code of Ordinances of the City of La Crosse to provide code language cleanup and clarification for code enforcement.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Section 103-33. is hereby amended to read as follows:

The provisions of Wis. Admin. Code chs. SPS 320—325, 361—366 and ch. NR 116, the current version adopted by the State of Wisconsin of the 2009 International Existing Building Code and the 2009 International Building Code are hereby adopted by reference and made a part hereof.

SECTION II: Section 103-34. (c) (1) & (2) is hereby amended to read as follows:

(1) All applications for building permits shall be accompanied by specifications and plans in duplicate, drawn to scale, showing the actual shape and dimensions of the lot to be built upon, the exact size and location on the lot of the buildings and accessory buildings existing, and the lines within which the buildings or structures shall be erected or altered, the existing and intended use of each building or part of building, the number of families the building is designed to accommodate, and such other information with regard to the lot and neighboring lots as may be necessary to determine compliance with this article. One copy of the plans shall be returned to the owner when approved. Plans which do not contain sufficient information to determine compliance with this article shall be rejected. Plans shall be drawn to scale upon substantial paper or ~~cloth~~ electronic. Essential parts shall be drawn to a scale of not less than one-eighth inch to one foot. Plans and specifications shall describe the work proposed sufficiently to show compliance with the law. Computations, strain sheets, stress diagrams and other data necessary to show the correctness of the plans shall accompany the plans and specifications when required by the Fire Department - Division of Fire Prevention and Building Safety. All plans shall bear the name of the architect, engineer, or person responsible for their preparation, and in no case shall permits be issued when such person has failed to comply with Wis. Stat. § 102.31. At the discretion of the Fire Department - Division of Fire Prevention and Building Safety, the submission of plans and specifications for private garages, small sheds or small, unimportant work may be waived.

(2) All applications for demolition or wrecking permits shall be accompanied by a drawing showing the size and location on the lot of the building, buildings or structures to be demolished, the owner of the property, the owner's address, the name of any contractor and the contractor's address who is to perform the demolition. The application shall also show the current zoning of the lot or parcel of land where the building or structure to be demolished is located as well as the intended use of the lot or parcel of land after demolition. The application shall also contain the required signoffs that all utilities are properly cut and capped and any other information deemed necessary by the Fire Department - Division of Fire Prevention and Building Safety on forms provided by the Fire Department - Division of Fire Prevention and Building Safety. All applications shall be signed by the owner of the building or the owner's authorized representative.

SECTION III: Section 103-34. (f) (1) & (2) is hereby amended to read as follows:

(1) The Chief Inspector may revoke any building, plumbing, HVAC or electrical permit, certificate of occupancy, or approval issued under the regulations of this chapter and may stop construction or use of approved new materials, equipment, methods of construction, devices or appliances for any of the following reasons:

(2) The notice revoking a building, plumbing, HVAC or electrical permit, certificate of occupancy or approval shall be in writing and may be served upon the applicant of the permit, owner of the premises and the owner's agent, if any, and on the person having charge of construction. A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the Fire Department - Division of Fire Prevention and Building Safety. After the notice is served upon the persons as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction whatsoever on the premises, and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this division, shall be procured and fees paid therefor, and thereafter the resumption of any construction or operation shall be in compliance with the regulation of this division. However, such work as the Chief Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as he may require for the preservation of life and safety.

SECTION IV: Section 103-34. (g) (1) is hereby amended to read as follows:

(1) Except as otherwise provided herein, permits shall expire if the building or work authorized is not commenced within six calendar months from the date ~~of such permit~~ the permit is issued, or is suspended, abandoned or substantial progress is not shown for a period of 60 days at any time after the work is commenced. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefor shall be the same amount required for a new permit. For purposes of this section, the term "substantial progress" shall mean at least 20 percent of the exterior coverings applied or 20 percent of the project completed as determined by the Fire Department - Division of Fire Prevention and Building Safety.

SECTION V: Section 103-34. (h) (8) is hereby repealed.

~~(8) The Fire Department - Division of Fire Prevention and Building Safety shall issue a statement showing permit fees to be paid, which statement shall be filed with the Director of Finance/Treasurer and payment thereof made by the applicant. Upon presentation to the Fire Department - Division of Fire Prevention and Building Safety of the receipt of the Director of Finance/Treasurer showing the payment of all required fees, it shall thereupon issue the permit.~~

SECTION VI: Section 103-34. (h) (9) is hereby amended to read as follows:

~~(9)~~ (8) In addition to the above fees, there shall be paid the costs of the State Seal as provided for in Wis. Admin. Code § SPS 320.09.

SECTION VII: Section 103-34. (j) is hereby amended to read as follows:

(j) *Permits for properties located in the floodway district and flood zoning overlay districts.* All permits for new structures or buildings or substantial improvements to existing structures or buildings located in the Floodway District or Flood Zoning Overlay Districts shall include an elevation certificate, FEMA Form ~~81-34~~ 086-0-33, signed by a land surveyor, engineer or architect who is authorized by State or local law to certify elevation information.

SECTION VIII: Section 103-35. (a) & (c) is hereby amended to read as follows:

(a) *Approval.* The Fire Department - Division of Fire Prevention and Building Safety, upon notification by the permit holder or his agent in writing, via phone or electronic means and ~~upon forms furnished by the Fire Department – Division of Fire Prevention and Building Safety for that purpose~~, shall make the following inspections, and shall either approve the construction inspected or shall notify the permit holder or his agent, in writing, wherein the construction fails to comply, and shall establish a period of time to bring about compliance. Copies shall be forwarded to all parties concerned. Approval of inspection shall be indicated by initialing or stamping the permit placard on the job site at space provided for that purpose.

(c) *Certificate of occupancy required.* No owner shall use or permit the use of any building or premises hereafter constructed, changed, converted, remodeled, altered, repaired, enlarged, or moved, until a certificate of occupancy shall have been issued by the Fire Department - Division of Fire Prevention and Building Safety, ~~except~~ except the temporary occupancy of ~~residences~~ buildings by the owner's pending the completion of the building when approved in advance ~~in writing~~ by the Fire Department - Division of Fire Prevention and Building Safety. Such certificate shall show that such building or premises, and the proposed use thereof, are in conformity with the provisions of this Code and other ordinances of the City.

SECTION IX: Section 103-103. (b) is hereby amended to read as follows:

(b) Whenever a building is demolished, the roof and each upper story shall be taken down before the demolition of the next lower story is begun; no material shall be placed in such a manner as to overload any part of such building in the course of demolition; all brick, stone, timber and structural parts of each story shall be lowered to the ground immediately upon displacement; the entire building shall be removed including the footing and foundation; all dry mortar, lime, brick dust, plaster, or other flying material shall before and during removal be dampened sufficiently to prevent it from floating or being blown into the street or on adjoining property; and all sidewalks shall be protected by fences and scaffolds as required by this Code for the protection of sidewalks during the erection of buildings.

SECTION X: Section 103-103. (e) is hereby created to read as follows:

(e) In the event that removing a footing and/or foundation wall will be detrimental to the public right of way, neighboring building or property, that requirement may be waived at the discretion of the Fire Department – Division of Community Risk Management. A

Certified Survey Map shall be recorded at the Register of Deeds showing the exact location of any footing and/or foundation wall not being removed.

SECTION XI: Section 103-137. (a) is hereby amended to read as follows:

(a) No person, firm or corporation shall install, alter, repair or replace electrical equipment or fire alarm systems, or engage in the business of said installations, alterations, repairs or replacements, for any purpose whatsoever in the City of La Crosse without first having procured the required license or registration as prescribed in this section unless Wis. Stat. 101.862(4) (b), through (q) are met.

SECTION XII: Section 103-138. (a) is hereby amended to read as follows:

(a) Electrical permits. No electrical equipment, low voltage, communications wiring, grounding/bonding, fixtures or fire alarm system shall be installed, altered, repaired or replaced in the City of La Crosse without the Electrical Contractor or Fire Alarm Contractor first securing an electrical permit therefore from the Fire Department - Division of Fire Prevention and Building Safety. The application for such permit shall be on forms provided by Fire Department - Division of Fire Prevention and Building Safety and shall include such plans, specifications, and other information as are requested by the Fire Department - Division of Fire Prevention and Building Safety. All later deviations from such plan shall first be approved in writing.

SECTION XIII: Section 103-135. is hereby repealed and recreated to read as follows:

~~This article shall apply to all installations, alterations, repairs and replacement of electrical wiring, material, fittings, devices, appliances, fixtures, apparatus, and machinery, hereinafter referred to as "electrical equipment," and fire alarm systems in addition to the requirements of article IV of [section 14](#).~~

This code shall apply to the installation, reconstruction, alteration, extension and repair of wiring, grounding/bonding and equipment for heat, light, power, control, voice, data, CATV, fire alarm, security systems and other low voltage work (100 volts or less). Materials, fittings, devices, appliances, luminaries, apparatus and the like used as part of or in conjunction with said installations shall be referred to in this code as "equipment" or "electrical equipment" unless specifically stated otherwise.

SECTION XIV: Section 103-138. (e) (1) is hereby amended to read as follows:

(1) Permit fees shall be based on the physical value of the work to be done, including labor and equipment, as determined by Fire Department - Division of Fire Prevention and Building Safety on the basis of current costs in the amount established by resolution.

SECTION XV: Section 115-390 (2) (c) is hereby amended to read as follows:

(c) In all residential zoning districts the aggregate building area of all detached accessory buildings shall not exceed 35 percent of the area of the rear yard of the parcel upon which they are to be built, up to a maximum 1,000 square feet of aggregate area of detached accessory buildings; provided, however, that the maximum aggregate area of

all residential accessory buildings shall in no case exceed the gross finished floor area of the dwelling unit, excluding unfinished basement areas, to which they are accessory. Such detached residential accessory buildings may be placed in the rear, or side yard when not in conflict with any other requirement of this Code. Detached accessory buildings in the rear yard shall maintain minimum rear yard and side yard setbacks of two feet including roof line. In addition, to the requirements set forth above, a property with a tuck under garage shall be permitted to construct an unattached garage provided that the aggregate area of the two garages do not exceed all of the limits set forth above. The term "tuck under garage" means an attached garage which is built into the footprint of the ~~principle~~ principal structure and located below a habitable area of the house in its entirety. A garage shall be constructed of similar building materials and shall be similar in appearance as the principal structure. For purposes of this section, a one shed no larger than 120 square feet is permitted as an accessory structure but shall also count toward the 35 percent coverage allotment and the 1,000 square foot maximum building footprint.

SECTION XVI: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION XVII: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:



CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org

LEGISLATION STAFF REPORT FOR COUNCIL

File ID Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation

NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend various sections of the Code of Ordinances of the City of La Crosse to provide code language cleanup and clarification for code enforcement which includes sec. 115-390 Height and Area Regulations.

The City Plan Commission will meet to consider such application on Tuesday, September 5, 2023, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on Tuesday, September 5, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, September 14, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0741).

Dated this 24th day of July, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: August 15 and 22, 2023
One (1) Affidavit

NOTICE OF
ORDINANCE NO. [redacted]

AN ORDINANCE to amend various sections of the Code of Ordinances of the City of La Crosse to provide code language cleanup and clarification for code enforcement.

Please take notice that the above Ordinance was adopted by the Common Council of the City of La Crosse on [redacted]. A summary of the subject matter and main points of the ordinance is as follows.

- Chapter 103 – Buildings and Building Regulations, Amended Sections
 - 103-33 Building Codes.
 - 103-34 Permits.
 - 103-35 Inspections.
 - 103-103 Wrecking of Buildings and Structures.
 - 103-135 Scope.
 - 103-137 Credentials.
 - 103-138 Permits.

- Chapter 115 – Zoning, Amended Sections
 - Height and area regulations.

- Chapter 36 – Solid Waste, Amended Sections
 - 36-77 Reporting requirements for private recyclers and solid waste haulers.

The full text of the Ordinance may be obtained from the City Clerk’s Office, 400 La Crosse St., La Crosse, Wisconsin. The Clerk’s phone number is 608-789-7510. Said Ordinance may also be accessed at the Legislative Information Center on the city’s website, which is www.cityoflacrosse.org. The reference number to Search is: 23- .

This notice is pursuant to Wis. Stat., sec. 62.11(4), which authorizes the publication of ordinances in summary form.

Nikki M. Elsen, WCMC
La Crosse City Clerk

Published: [redacted]
1 Affidavit

*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 125392

STATE OF INDIANA

} ss.

LAKE COUNTY

I, Kami Terrell being duly sworn, doth depose and say that he/she is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, County of La Crosse, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this 23 day of

August, 2023

(Signed) Kami Terrell
(Title) Principal Clerk

Christina Palma
Notary Public, Indiana

My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 08/15/2023, 08/22/2023



TOTAL AD COST: 111.91

FILED ON: 8/22/2023

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows: AN ORDINANCE to amend various sections of the Code of Ordinances of the City of La Crosse to provide code language cleanup and clarification for code enforcement which includes sec. 115-390 Height and Area Regulations. The City Plan Commission will meet to consider such application on Monday, July 31, 2023 at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin. A public hearing before the Judiciary & Administration Committee will be held on Tuesday, August 1, 2023 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin. Final action will be determined by the Common Council on Thursday, August 10, 2023 at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin. Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office. The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0741). Dated this 24th day of July, 2022 Nikki M. Elsen, City Clerk City of La Crosse 8/15, 8/22 LAC125392 WNAXLP



1950

1950

1950

AMERICAN AIRWAYS
 THE AIRLINE OF THE WORLD
 1950
 1950



Agenda Item 23-0741 (Tim Acklin)

AN ORDINANCE to amend various sections of the Code of Ordinances of the City of La Crosse to provide code language cleanup and clarification for code enforcement.

General Location

City Wide

Background Information

The Community Risk Management Department is proposing multiple ordinances amendments that will allow them to administer and interpret the Municipal Code.

The proposed amendment to Section XVI Section 115-390(2)(c) is the only section under the jurisdiction of the City Plan Commission for review. This amendment corrects the spelling of the word “principle” to “principal” and clarifies that only one shed is permitted per property.

Recommendation of Other Boards and Commissions

N/A

Consistency with Adopted Comprehensive Plan

N/A

Staff Recommendation

This item is recommended for approval.

Routing J&A 9.5.2023



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0791

Agenda Date: 9/5/2023

Version: 1

Status: Referred

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number:

Elsen, Nikki

From: Elsenn@cityoflacrosse.org
Subject: Request for 30-day Referral to October

From: Great River Homes <greatriverhomesllc@gmail.com>
Sent: Thursday, August 31, 2023 12:22 PM
To: Acklin, Tim <acklint@cityoflacrosse.org>
Subject: Update on Little River Homes-Committee meeting

***** CAUTION:** This email originated from an external sender. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe. *******

Hello Tim,
I received your message.

We will need to refer until October. I have two more items I would like to take care of that will make approvals effortless for everyone.

To date.....

I have about 36 signatures for approval to the PUD. This includes all mailed neighbors and others on top of the 200' benchmark.

We have three different designs that residents may choose from using the same footprint.

Please let me know that you have received this;)

Have a great weekend and thanks for all that you help me with Tim!

John

ORDINANCE NO.: _____

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.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General on the Master Zoning Map, to-wit:

*Tax Parcel 17-50781-970
WATERVIEW SUBDIVISION LOT 17 SUBJ TO NSP ESMT IN DOC NO. 1723852*

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:



7-25-23

To: La Crosse City Planning, J&A and Common Council.

Subject: Tax Parcel 17-50781-970 (Little River Homes)

Hello,

I am writing to the committees to request this agenda to be “referred” until September. While I have 90-95% of the subdivision’s approval, I recently found out that there are a few residents that remain uninformed, and I have not been able to meet with them. I believe in order to maintain a happy neighborhood, that it is in everyone’s best interest to gain full approval before bringing this to the committee.

This short delay should offer me enough time to gain approval from all of the 44 subdivision residents. My end goal is, once these final conversations are concluded, to then bring a signed letter of approval from the Waterview Subdivision collective to help expedite the approval process while ensuring everyone was informed. I am guessing it may not take longer than a few weeks to gain the last few approvals. The extra delay is to ensure we do not reschedule this a second time. Thank you for your consideration and assistance with this matter.

Many thanks for all you do!

John J. Mazzola
John Mazzola

Little River Homes
P.O. Box 2813
LaCrosse WI 54601
GreatRiverHomesLLC@gmail.com
608-721-5995

Copied on this email:

Nikki Elsen, City Clerk, Elsenn@cityoflacrosse.org
Sondra Craig, Deputy City Clerk, Craigs@cityoflacrosse.org
Tim Acklin, Planning Manager, Acklint@cityoflacrosse.org

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

John Mazzotta

N2244 Pammel Pass E

La Crosse, WI 54601

Owner of site (name and address):

Little River Homes LLC

N2244 Pammel Pass E

La Crosse, WI 54601

Address of subject premises:

5917 River Run Road

City of La Crosse, La Crosse County, WI

Tax Parcel No.: 17-50781-970

Legal Description: Waterview Subdivision Lot 17.

SUBJ TO NSP ESMT IN DOC NO. 17238.52

PDD/TND: General Specific General & Specific

Zoning District Classification: Special Multiple - R6

Proposed Zoning Classification: Planned Development District - General

Is the property located in a floodway/floodplain zoning district? Yes No

Is the property/structure listed on the local register of historic places? Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

Is the consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Property is currently vacant.

Property is Proposed to be Used For:

Approximately 14 2-bedroom homes

Proposed Rezoning is Necessary Because (Detailed Answer):

Due to a variety of site factors, including the unusual shape of the lot, the presence of floodplain and welland boundaries, and the setback for the adjacent highway, the landowner feels the flexibility afforded by the PDD zoning will result in a more beneficial housing development for the City.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

The property already sits in an area of increasing multi-family housing, and matches the neighborhood characteristic of the developing area. While there are no known concerns to public welfare, the PDD review process will allow for the City to address any potential concerns during design approval.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Despite the site being shown as wooded areas and steep slopes in the long-range planning, the majority of the site is flat, with a steep portion near the highway being avoidable. Furthermore, there is no functional woodland to preserve on lot as it currently exists.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 10th day of March, 2019.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

(signature) [Signature]
(telephone) 608-721-5995 (date) 7-7-23
(email) GreatRiverHomesLLC@gmail.com

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 7 day of July, 2023, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]
Notary Public
My Commission Expires: 8-1-2025
SH

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 12th day of July, 2023

Signed: [Signature]
Director of Planning & Development

AFFIDAVIT

STATE OF
COUNTY OF

)
) ss
)

The undersigned, John Mazzola, being duly sworn states:

1. That the undersigned is an adult resident of the City of LaCrosse, State of WISCONSIN
2. That the undersigned is (one of the) legal owner(s) of the property located at 5917 River Run Road
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

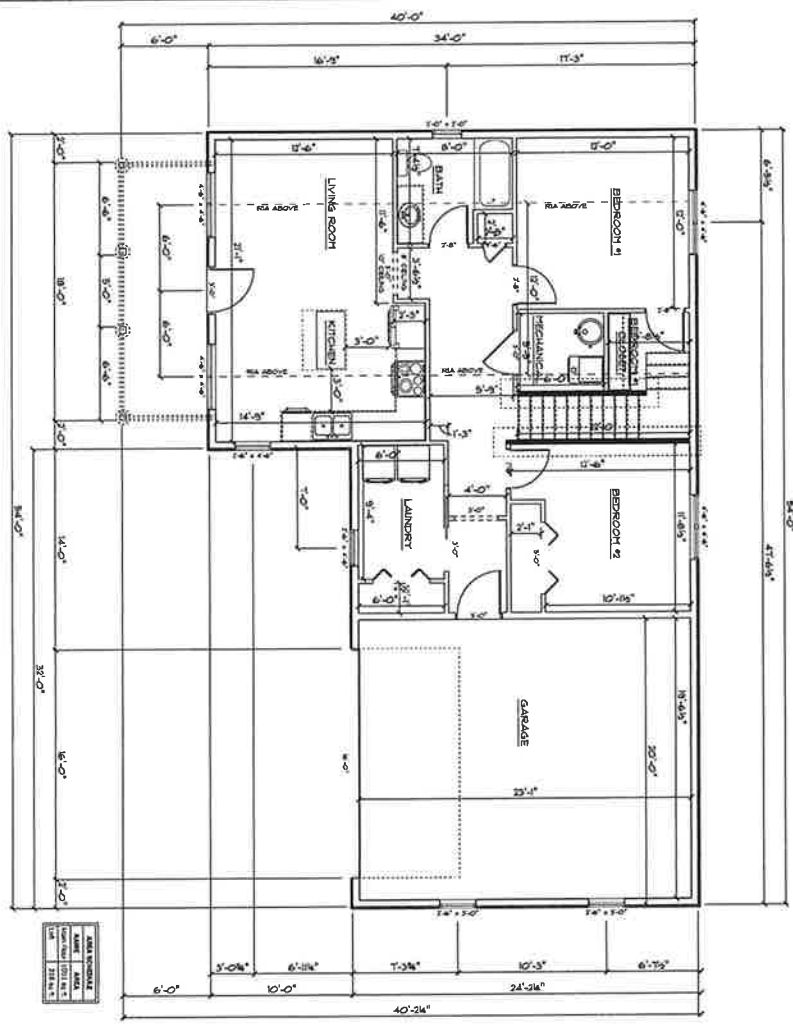
[Signature]
Property Owner

Subscribed and sworn to before me this 7 day of July, 2023

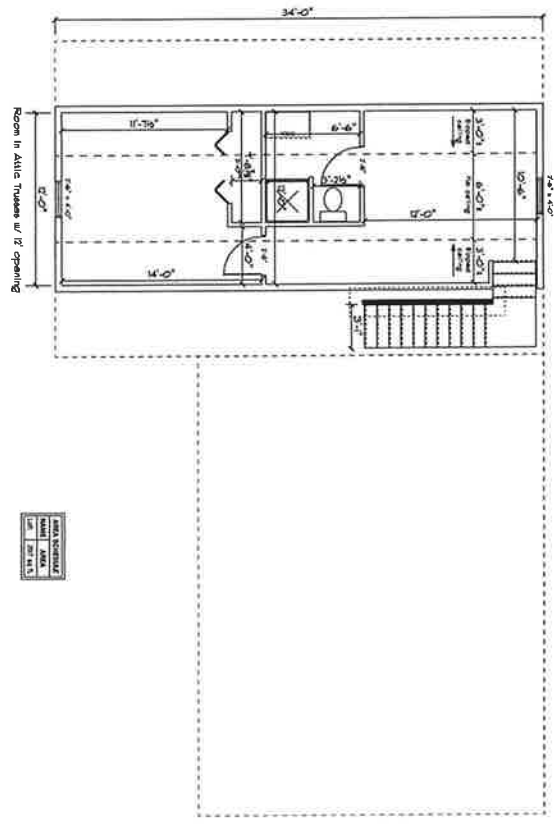
Jessica Hanson
Notary Public
My Commission expires 8/1/25.



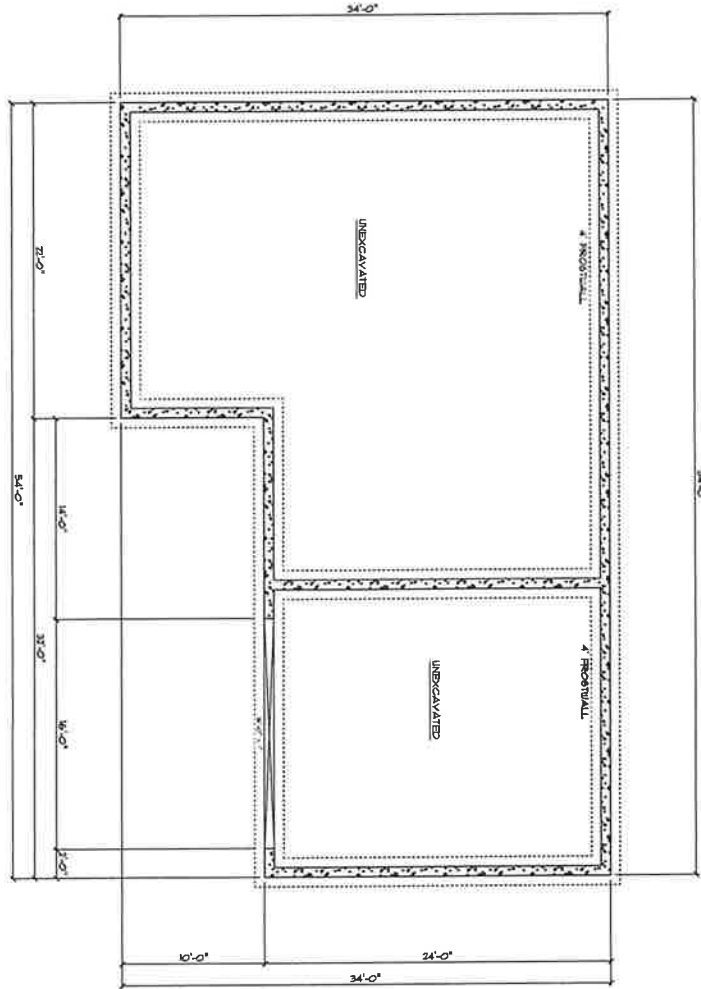
MAIN FLOOR
SCALE: 1/4" = 1'-0"



LOFT
SCALE: 1/4" = 1'-0"



Foundation
SCALE: 1/4" = 1'-0"



PROJECT	GRH-L17 2BR 2GRG
DATE	
SCALE	
BY	
CHECKED	
APPROVED	

GRH-L17 2BR 2GRG

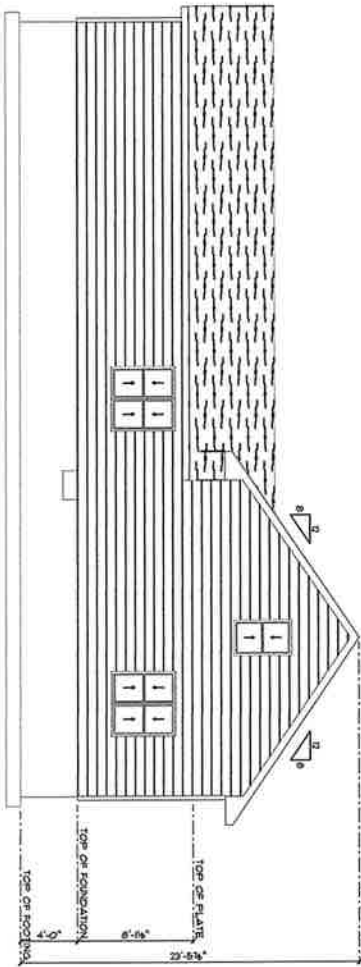
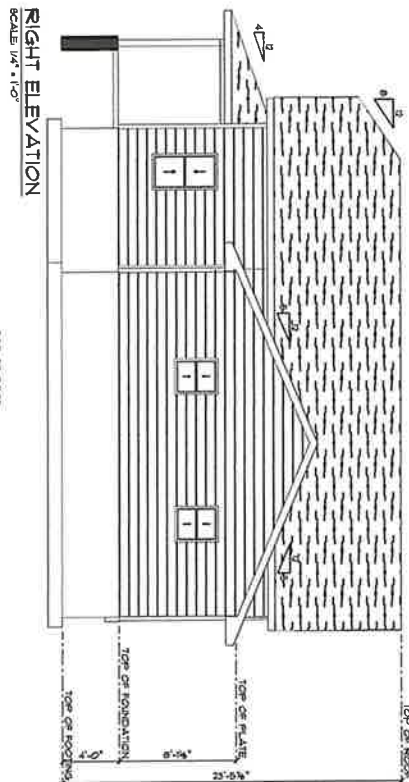
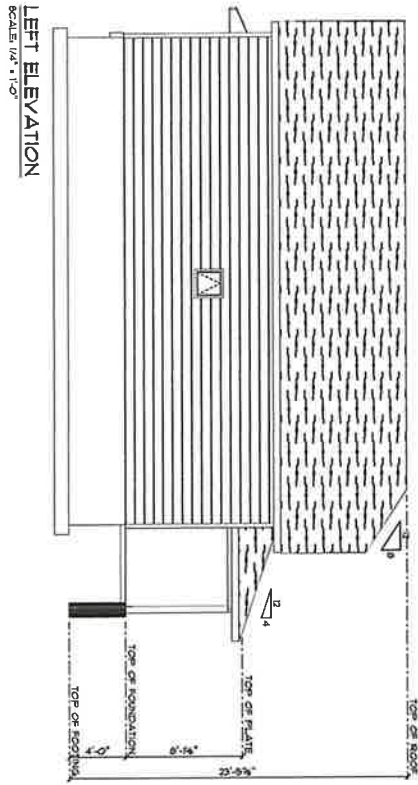
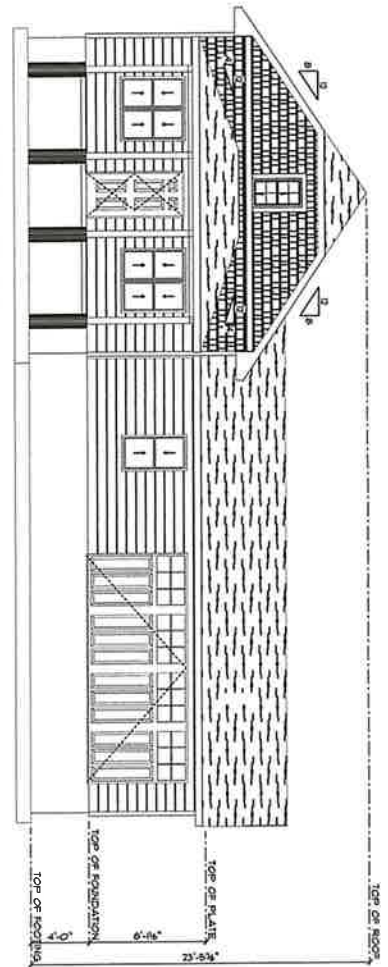
BEAVER BUILDERS' SUPPLY
866-526-3222
N6639 Builders Ct
Holmen, WI, 54636

NOT TO SCALE: These plans have been prepared by a designer and not a registered engineer or architect. No separate engineering code is shown on this set. The owner shall be responsible for obtaining all necessary permits and approvals for construction. The owner shall be responsible for obtaining all necessary permits and approvals for construction. The owner shall be responsible for obtaining all necessary permits and approvals for construction. The owner shall be responsible for obtaining all necessary permits and approvals for construction.

SCALE: 1/4" = 1'-0"
DRAWN BY: Ryan L.
DATE: 3/3/2023

SECTION LETTER: A
PAGE NUMBER: 1/1

Owner / Contractor final plan approval:
Date _____ Sign _____



Owner / Contractor final plan approval:

Date _____ Sign _____



SCALE: 1/4" = 1'-0"

DRAWN BY: Ryan L.

DATE: 3/3/2023

BEAVER BUILDERS' SUPPLY
18333 Builders Ct
Hudson, NH 04758
603-629-3522

NOTICE: These plans have been prepared by a designer and are a representation of the design and construction of the building. It is the responsibility of the contractor to verify all dimensions and materials. The contractor is responsible for their and their subcontractors' compliance with all applicable codes and regulations. The contractor is responsible for their and their subcontractors' compliance with all applicable codes and regulations. The contractor is responsible for their and their subcontractors' compliance with all applicable codes and regulations.

GRH-L17 2BR 2GRG

DATE

RIVERCREST DR S

MORMON COULEE RD

61

14

14/61

RIVER RUN RD

MARIAH D

MARIAH D

OLD TOW

LAUREL ST

RIVERVIEW DR

PROPERTY ADDRESS
5917 RIVER RUN RD
LA CROSSE

MAILING ADDRESS
N2244 PAMMEL PASS E
LA CROSSE, WI 54601-2441

COMMON COUNCIL
District 13
[Click for additional council information](#)

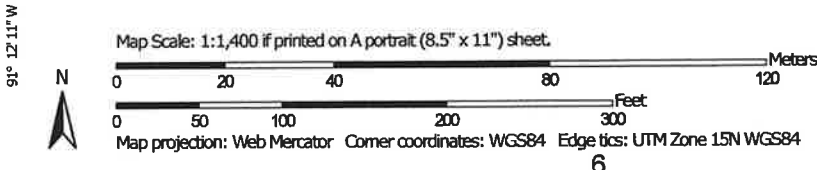
ZONING INFORMATION
R6 - Special Multiple
[Link to Zoning Ordinance](#)

FUTURE LAND USE
WOOD - Woodland or Steep Slope

NEIGHBORHOOD INFORMATION
Neighborhood: Not in a neighborhood association

Zoom to

Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
501A	Finchford loamy sand, 0 to 3 percent slopes	3.2	99.7%
2020	Urban land, valley trains	0.0	0.3%
Totals for Area of Interest		3.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

La Crosse County, Wisconsin

501A—Finchford loamy sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2v3g8
Elevation: 560 to 790 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Finchford and similar soils: 93 percent
Minor components: 7 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Finchford

Setting

Landform: Terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Outwash

Typical profile

Ap - 0 to 8 inches: loamy sand
A1 - 8 to 15 inches: loamy sand
A2 - 15 to 19 inches: loamy sand
Bw - 19 to 26 inches: sand
C - 26 to 79 inches: stratified gravelly coarse sand to sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: A
Ecological site: R105XY018WI - Dry Mollic or Umbric Upland
Forage suitability group: Low AWC, adequately drained (G105XY002WI)
Other vegetative classification: Low AWC, adequately drained (G105XY002WI)
Hydric soil rating: No

Minor Components

Rasset, acid

Percent of map unit: 3 percent

Landform: Terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R105XY011WI - Mollic Loamy-Silty Upland

Other vegetative classification: Mod AWC, adequately drained (G105XY005WI)

Hydric soil rating: No

Komro, acid

Percent of map unit: 2 percent

Landform: Terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: R105XY018WI - Dry Mollic or Umbric Upland

Other vegetative classification: Low AWC, adequately drained (G105XY002WI)

Hydric soil rating: No

Prissel

Percent of map unit: 1 percent

Landform: Terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F105XY013WI - Loamy-Silty Upland

Other vegetative classification: Low AWC, adequately drained (G105XY002WI)

Hydric soil rating: No

Sparta

Percent of map unit: 1 percent

Landform: Terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Linear

Ecological site: R105XY018WI - Dry Mollic or Umbric Upland

Other vegetative classification: Low AWC, adequately drained (G105XY002WI)

Hydric soil rating: No

2020—Urban land, valley trains

Map Unit Setting

National map unit symbol: 1lmz1

Custom Soil Resource Report

Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 41 to 50 degrees F
Frost-free period: 120 to 190 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land, valley train: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Minor Components

Rasset

Percent of map unit: 5 percent
Landform: Valley trains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY011WI - Mollic Loamy-Silty Upland
Hydric soil rating: No

Finchford

Percent of map unit: 5 percent
Landform: Valley trains, valley trains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R105XY018WI - Dry Mollic or Umbric Upland
Hydric soil rating: No

Chelsea

Percent of map unit: 5 percent
Landform: Dunes on valley trains
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F105XY019WI - Dry Upland
Hydric soil rating: No

LEGAL DESCRIPTION

Lot 17 of the Waterview Subdivision, City of La Crosse, La Crosse County, Wisconsin.

John Mazzola, Owner
Little River Homes LLC & Great River Homes LLC
N2244 Pammel Pass East
La Crosse, WI 54601-2441

July 7, 2023

Dear Council Members and City of La Crosse Team,,

It is my pleasure to provide the enclosed materials for a PDD General Petition at 5917 River Run Road, La Crosse, WI 54601:

1. This cover letter
2. Fee of \$700 payable to City Treasurer
3. Signed PDD General Petition
4. General Development Plan Dated 07/07/2023
5. A3 Exterior Elevation
6. Future Land Use Map
7. USDA Soils Report
8. Legal Description

The application before you represent our efforts to create a new affordable neighborhood located on Lot 17 of the Waterview Subdivision, along the Southern tip of La Crosse. This new PUD will create fourteen minimalistic single family condo homes. These homes will feature either two or three bedrooms and have up to two baths. All homes will have a two-car garage. Our goal is to price the condos between \$290,000-330,000, pending the final options and materials selected by the owners.

The City Council previously approved our Waterview Subdivision in 2018. This subdivision has grown to have 40 single family homes and 8-condos housing over 90 residents. We have almost completed the main phase of the Waterview Subdivision and have only two more homes left to build this year. While we have enjoyed building these new upscale homes, the pricing and building costs have increased substantially over the past four years. Homes have been selling for 400,000 and all maintenance is the responsibility of the owners.

Over the past two years especially, we have experienced numerous requests for smaller homes that are priced around \$300,000. This has been a challenge with the current products we have been offering. In order to reduce the price without sacrificing quality, we must design a smaller and less complicated home footprint. Additionally, prospective buyers also asked us to provide mowing and plowing services to assist in reducing their required maintenance needs. With this feedback, we have designed a single-family condo/home design that offers residents everything they have requested. These homes will be free-standing single-family condos that are not connected to another home like a duplex or townhome. These condos/homes will have their own four walls, two side yards and related property to call their own. Another benefit of these homes is they are located right across the street from Southern Bluffs Elementary School. The entrance to the subdivision stems from Sunnyside Drive, which is located off of the newly created roundabout creating a safe entrance and exit for drivers and walkers. We expect Southern Bluffs to benefit from higher enrolment from this new PUD and the existing Waterview Subdivision.

Currently, our existing Waterview Subdivision is filled with a wonderful mix of age groups, families, and diversity. It is our expectation that this extended subdivision will help fill a void in the housing market

through the addition of creating affordably priced homes within the south side of La Crosse. Of course, the City will benefit from the \$4.5 million in added taxable properties. However, the true winners will be the residents of these beautifully finished and value priced homes.

PDD is needed, since the parcel is too narrow to accommodate extension of a public street. The parcel is already zoned R6, and higher density fits with the neighborhood, however we're looking to fill the need for smaller owner-occupied homes.

Zoning & Comprehensive Plan

The proposed development is supported by the current R6 zoning. Although the Future Land Use Map lists this particular parcel as Woodland or Steep Slope, this is out of date. Indeed, the Future Land Use Map shows this entire subdivision, as well as the Nicolai multi-family development to the north, as Woodland or Steep Slope. The entire Waterview Subdivision is now developed with twindo structures and apartment buildings.

Services

City of La Crosse sanitary sewer and drinking water service is already stubbed into Lot 17. Sewer and water would be extended throughout the development to serve each home. A private road including a cul-de-sac, would be constructed for access to each home, adequate for emergency services. A home owners association would be formed for clearing and maintenance of the private road.

Sincerely,
John Mazzola

OWNER
 LITTLE RIVER HOMES LLC
 1437 27TH STREET S
 LA CROSSE, WI 54601

DESIGNER
 MAKEPEACE ENGINEERING LLC
 419 SAND LAKE ROAD, SUITE C
 ONALASKA, WI 54650
 608.881.6030

LEGAL DESCRIPTION
 WATERVIEW SUBDIVISION LOT 17

PROJECT ADDRESS
 5917 RIVER RUN ROAD
 CITY OF LA CROSSE
 LA CROSSE COUNTY, WI

TPN: 17-50781-970
 CURRENT ZONING: R6-SPECIAL MULTIPLE
 PROPOSED USE: PLANNED DEVELOPMENT DISTRICT
 TOTAL BUILDING AREA: 28,896 SF
 ANTICIPATED CONSTRUCTION START: NOVEMBER 2023

ADJACENT LAND USES
 SOUTH RIVER RUN RD R-O-W
 WEST WATERVIEW HOA LAND
 NORTH PLANNED DEVELOPMENT
 EAST HWY 35 R-O-W

CONDITION	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING (ACRES)	0.00	3.25	3.25
PROPOSED (ACRES)	1.09	2.16	3.25
PROPOSED (%)	34	66	100

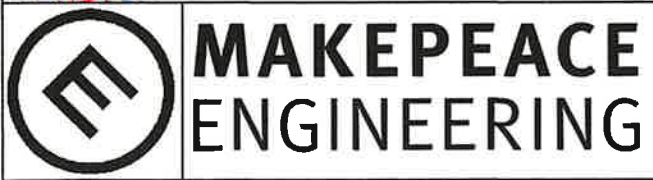
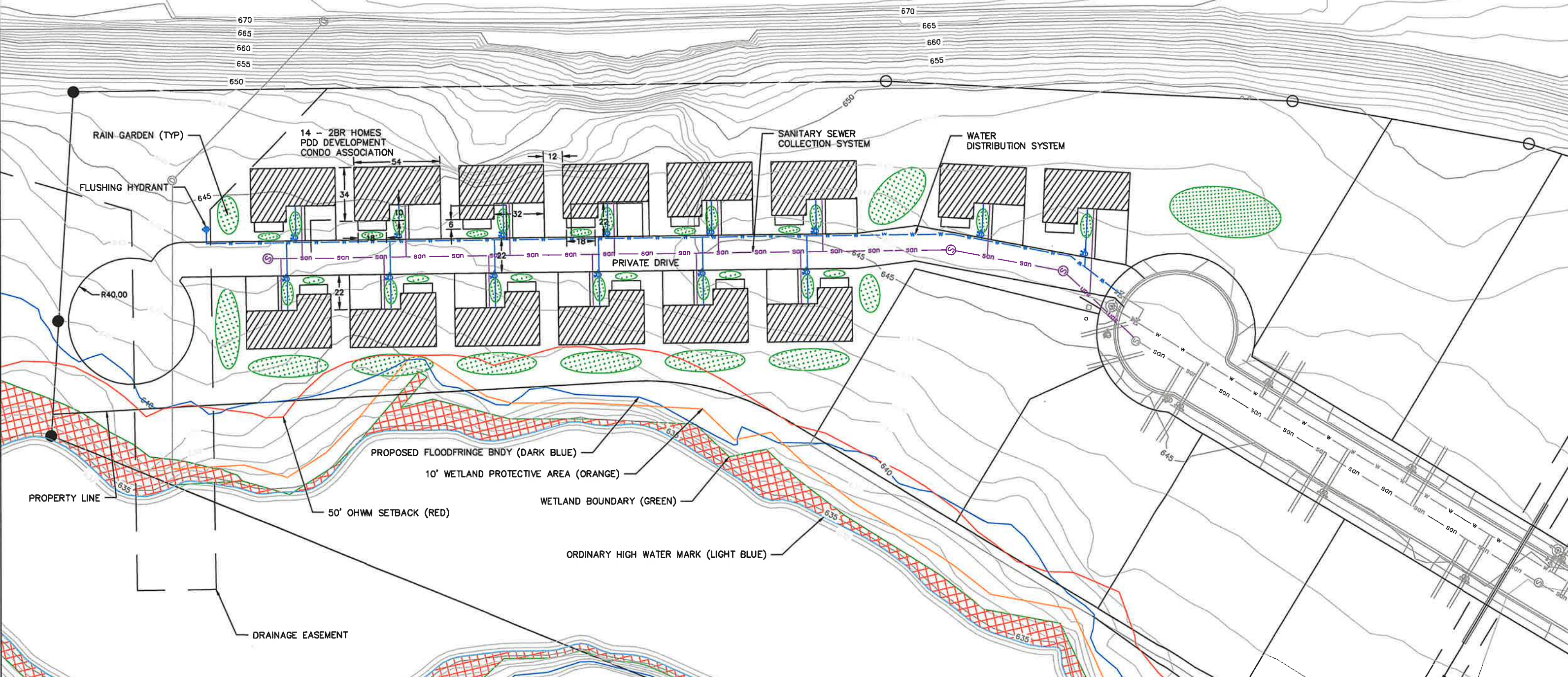
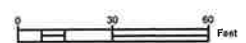
POPULATION

PROPOSED UNITS	14
BEDROOMS PER UNIT	2
TOTAL BEDROOMS	28
RESIDENTIAL DENSITY PER UNIT	2.5
TOTAL POPULATION	35

ESTIMATED VALUE

PROPOSED UNITS	14
APPROXIMATE UNIT VALUE	\$300,000.00
TOTAL ESTIMATED VALUE	\$4,200,000.00

GENERAL NOTES:
 ** CONCEPTUAL PLAN FOR PDD GENERAL REZONING PETITION
 ** LOT 17 WATERVIEW SUBDIVISION, CITY OF LA CROSSE
 ** 14 - 2BR SINGLE FAMILY HOMES RESIDENTIAL DEVELOPMENT
 ** TOTAL WETLAND AREA: 1.4 ACRES
 ** ALL NON-WETLAND PERVIOUS AREAS TO BE MULCHED & SEEDED
 ** HOMEOWNER'S ASSOCIATION TO MAINTAIN PRIVATE SEWER, WATER & PAVEMENT



419 SAND LAKE RD
 ONALASKA, WI 54650
 608.881.6030

LOT 17 WATERVIEW SUBDIVISION
 5917 RIVER RUN ROAD
 CITY OF LA CROSSE
 LA CROSSE COUNTY, WI

07/07/2023

GENERAL DEVELOPMENT PLAN

DATE	REVISION	DESCR.	
			1

**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

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.

Property is presently: vacant

Property is proposed to be used as: approximately 14 2-bedroom homes

Rezoning is necessary: due to a variety of site factors including the unusual shape of the lot, the presence of floodplain and wetland boundaries and the setback for the adjacent highway, the PPD zoning will result in a more beneficial housing development for the City

Tax Parcel 17-50781-970

WATERVIEW SUBDIVISION LOT 17 SUBJ TO NSP ESMT IN DOC NO. 1723852

The City Plan Commission will meet to consider such application on **Monday, July 31, 2023, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, August 1, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council on Thursday, August 10, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0791).

Dated this 13th day of July, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: July 18 and 25, 2023
One (1) Affidavit

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
17-50465-206	STEVEN M NICOLAI	3630, 3632, 3636 CALVERT RD	4535 MORMON COULEE RD STE 5	LA CROSSE WI 54601
17-50465-520	KARL EDWARD GRANZIN, MEGAN JOY GRANZIN	6005 ROBIL CT W	6005 ROBIL CT W	LA CROSSE WI 54601
17-50465-530	RYAN M STENSLIEN, MICHELE L STENSLIEN	5921 ROBIL CT W	5921 ROBIL CT W	LA CROSSE WI 54601-2250
17-50465-655	FRANK A THORNTON	5908 ROBIL CT W	5908 ROBIL CT W	LA CROSSE WI 54601
17-50465-80	LACROSSE COUNTY	5701 MORMON COULEE RD	212 6TH ST N ROOM 2400	LA CROSSE WI 54601
17-50781-931	SCHNEIDER AND BETHKE FAMILY TRUST	6016 RIVER RUN RD	989 LANE AVE	MOUNTAIN VIEW CA 94040
17-50781-932	DAVID ALLEN GERDTS, AMY JO GERDTS GARY SEAGO IRREVOCABLE TRUST	6018 RIVER RUN RD	6018 RIVER RUN RD	LA CROSSE WI 54601
17-50781-941	DEBBIE SEAGO IRREVOCABLE TRUST	6006 RIVER RUN RD	6006 RIVER RUN RD	LA CROSSE WI 54601
17-50781-942	MARGIE MASON REVOCABLE TRUST	6008 RIVER RUN RD	6008 RIVER RUN RD	LA CROSSE WI 54601
17-50781-951	ROBERT J KOSTECKI, DONNA R KOSTECKI KENNETH J MANNING JOINT REVOCABLE TRUST	5926 RIVER RUN RD	5926 RIVER RUN RD	LA CROSSE WI 54601
17-50781-952	KARIN J MANNING JOINT REVOCABLE TRUST	5928 RIVER RUN RD	5928 RIVER RUN RD	LA CROSSE WI 54601
17-50781-961	DAVID E HARTMAN, JOELLEN HARTMAN	5916 RIVER RUN RD	5916 RIVER RUN RD	LA CROSSE WI 54601
17-50781-962	PEGGY A LYDON	5918 RIVER RUN RD	5918 RIVER RUN RD	LA CROSSE WI 54601
17-50781-980	split into 2 parcels shown below			
17-50781-981	GREAT RIVER HOMES LLC RICHARD LANSER	6005 & 6007 RIVER RUN RD 6005 RIVER RUN RD	N2244 PAMMEL PASS E 6005 RIVER RUN RD	LA CROSSE WI 54601-2441 LA CROSSE WI 54601
17-50781-982	MELANIE & ROBERT PENDLETON	6007 RIVER RUN RD	6007 RIVER RUN RD	LA CROSSE WI 54602
17-50781-991	TONY R LETOURNEAU, ROSALIE A DEFINO	6015 RIVER RUN RD	6015 RIVER RUN RD	LA CROSSE WI 54601
17-50781-992	WILLIAM M KARIUKI, TANIA OFFERRALL	6017 RIVER RUN RD	6017 RIVER RUN RD	LA CROSSE WI 54601
17-50782-60	WATERVIEW HOA	RIVER RUN RD	PO BOX 2132	LA CROSSE WI 54602-2132

Properties within 200 feet of 5917 River Run Rd

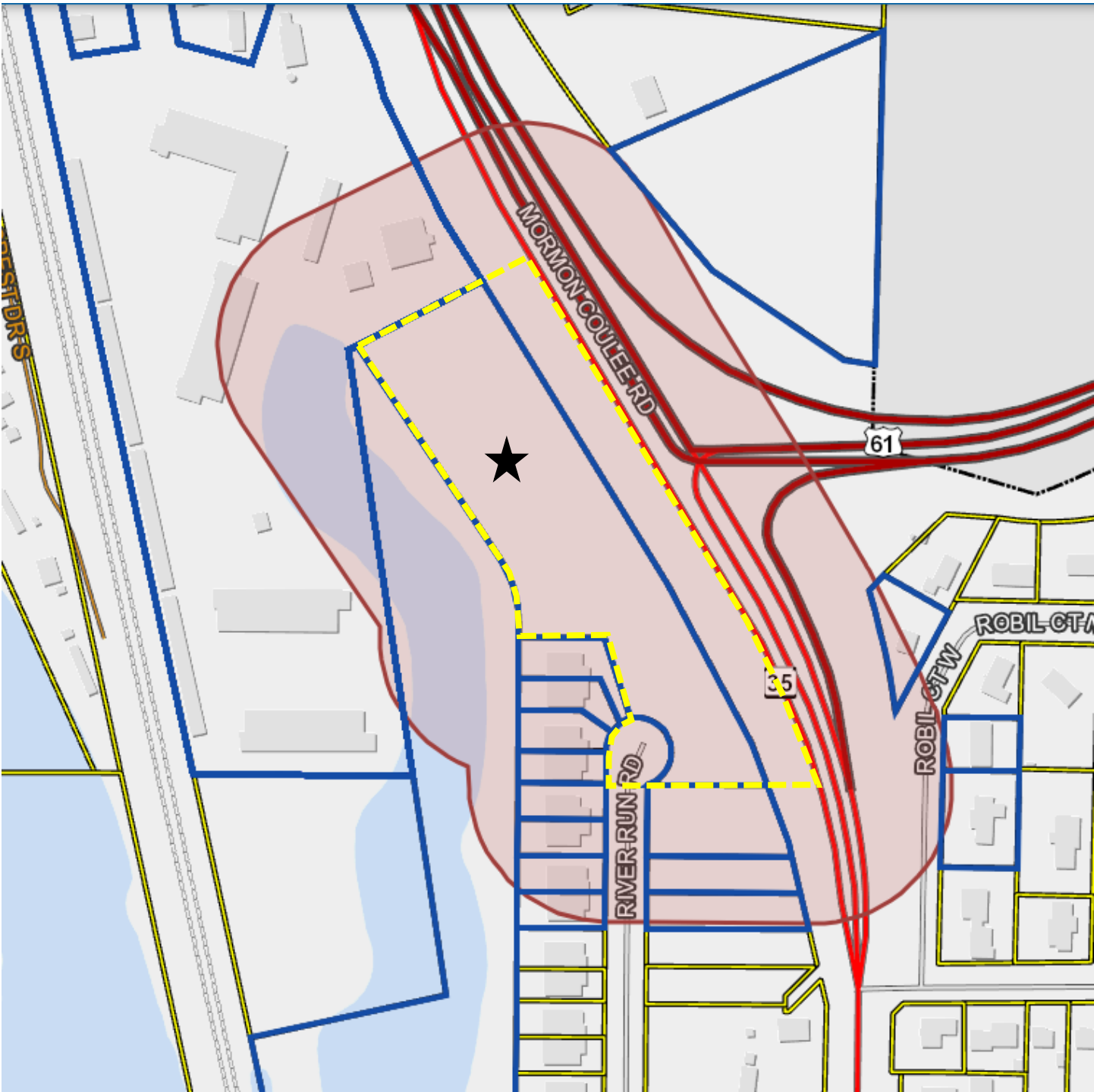
17-50781-970	LITTLE RIVER HOMES LLC	5917 RIVER RUN RD	N2244 PAMMEL PASS E	LA CROSSE WI 54601-2441
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REVISED 7.31.2023

Tax Parcel	OwnerName	PROPADDCOMP	CompleteAddress	MailCityStateZip
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17-50781-952	KARIN J MANNING JOINT REVOCABLE TRUST	5928 RIVER RUN RD	5928 RIVER RUN RD	LA CROSSE WI 54601
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17-50782-60	WATERVIEW HOA	RIVER RUN RD	PO BOX 2132	LA CROSSE WI 54602-2132

Properties within 200 feet of 5917 River Run Rd

17-50781-970	LITTLE RIVER HOMES LLC	5917 RIVER RUN RD	N2244 PAMMEL PASS E	LA CROSSE WI 54601-2441
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Properties within 200 feet of 5917 River Run Rd.



CITY CLERK'S OFFICE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-7510
cityclerk@cityoflacrosse.org
www.cityoflacrosse.org

July 17, 2023

ATTN JORDAN THOLE
STATE OF WI DEPARTMENT OF NATURAL RESOURCES
3550 MORMON COULEE RD
LA CROSSE WI 54601

Re: Amendment to Flood Plain Zoning Map

Enclosed please find a copy of *“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”* and a copy of the hearing notice which will appear in the La Crosse Tribune on July 18 and 25, 2023.

You are receiving this notice because a portion of the property is located in a floodway/floodplain zoning district.

Sincerely,

Sondra Craig
Deputy City Clerk
craigs@cityoflacrosse.org
608-789-7549

Copied to:
Kevin Lien – WI DNR
Julia McCarthy – FEMA REGION 5

General Development Plan.

Include the following information:

1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.

The total area to be included in the Planned Development District (PDD) is the entirety of Lot 17, which is approximately 3.25 acres. This includes a planned 2.16 acres of open space, or 66% of the parcel. The proposed site consists of 14 single-family homes, which would be analogous to an R-1 Single Family Residence District. Fourteen units over 3.25 acres would yield approximately 10,100 square feet per dwelling unit. Assuming each unit will house 2.5 people, the total population of the proposed development will be 35 people. Locations of units, services, and utilities are shown in the included General Development Plan.

2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.

Approximate value per unit is anticipated to be approximately \$300,000. Therefore, the total value of the development would be around \$4.2 million. Landscaping will be done at the discretion of each unit owner, under the confines of a Homeowner's Association, and therefore cannot be included in the estimated value at this time.

3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.

The residents of the development will be held to a Homeowner's Association (HOA) for the purposes of maintaining shared areas and utility services.

4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.

As per Section 115-142 of the City of La Crosse Municipal Code of Ordinances, R-1 parcels allow for one primary residence and accessory buildings. We wish to construct multiple single-family residences on the parcel. PDD is needed, since the parcel is too narrow to accommodate extension of a public street. The parcel is already zoned R6, and higher density fits with the neighborhood.

5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.

Anticipated start date for construction is November of 2023.

6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.

This information is given in the General Development Plan, exhibit 4.

7. A legal description of the boundaries of lands included in the proposed Planned Development District.

This is given in exhibit 8, "Legal Description".

8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

This information is given in the "Adjacent Land Uses" section of the General Development Plan.

9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.

No such new areas are proposed at this time, and existing areas are shown on the General Development Plan.

10. Characteristics of soils related to contemplated specific uses.

This is given in "USDA Soils Report," exhibit 7.

11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.

1-foot contours for existing topography are shown on the General Development Plan.

12. General landscaping treatment.

Location of proposed rain gardens are shown on the General Development plan, and there is a note that all non-wetland pervious areas are to be mulched and seeded to establish lawn. Additional landscaping will be done at the discretion of the unit owner under the confines of the HOA.

Additional material. Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:

1. Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:
 - (i) The approximate number of dwelling units proposed by type of dwelling and the density (i.e., the number of dwelling units proposed per gross and net acre for each type of use).

Fourteen single-family units over 3.25 acres would yield approximately 4.31 units per acre. Since the site is currently unoccupied, this is both net and gross.

- (ii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

These design standards are intended for multi-family structures and associated parking. As such, they are not applicable to this site.

Craig, Sondra

From: Rosalie DeFino <rdefino@gmail.com>
Sent: Monday, July 24, 2023 4:15 PM
To: ZZ City Clerk External
Cc: Tony Letourneau
Subject: Objection to zoning amendment
Attachments: Signed Objection Form_Zoning.pdf

[Some people who received this message don't often get email from rdefino@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

*** CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. ***

Hello,

My husband and I received a notice of an upcoming hearing on a proposed zoning change. We would like to formally file our objection to this proposed change with the attached form. Please let me know if you need further information.

Thank you,
Rosalie DeFino

**OBJECTION TO
AMENDMENT OF ZONING DISTRICT BOUNDARIES**
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land (include address and tax parcel number from Notice of Hearing): _____

Tax Parcel 17-50781-970, Waterview Subdivision Lot 17 Subj to NSP ESMT in Doc No. 1723852, 5917 River Run Rd., La Crosse, WI

from the Special Multiple Dwelling District to the Planned Development - General District.

I/We object for the following reason(s): _____

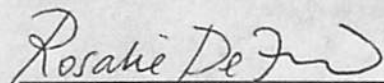
There are major issues with the storm water management plan for the existing homes in the Waterview Subdivision that the developers of subdivision have yet to address. Building up to 14 new homes on Lot 17 would have a significant impact on storm water and how it flows through the neighborhood (less vegetation, more concrete). To our knowledge, there have been no revisions to the storm water management plan that was initially approved by the city for the Water Subdivision. We believe that revisions to the storm water management plan need to be made by the developer of Lot 17, and these revisions need to be reviewed and approved by water management experts before any zoning changes to Lot 17 are made.

I/We further certify that I am/we are the owner of the following described lands (include address and tax parcel number from tax bill): _____

Tax Parcel 17-50781-991, 6015 River Run Rd, La Crosse, WI 54601

50 ft. frontage on River Run Rd Street

_____ ft. frontage on _____ Street


Signature of Objector Rosalie DeFino
printed name


Signature of Objector Tony Letourneau
printed name

6015 River Run Rd., La Crosse, WI

Address

NOTE: In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council. Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall. Forms can also be emailed to cityclerk@cityoflacrosse.org.
City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).

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 in order to develop/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.

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.

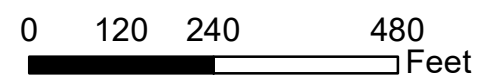
As of July 25, 2023, the applicant submitted a request to the City Clerk’s Office to refer this item to the next Common Council cycle so that they can address some concerns from some of the adjacent property owners. Staff acknowledges this request and recommends that this item be referred to the September Common Council cycle.

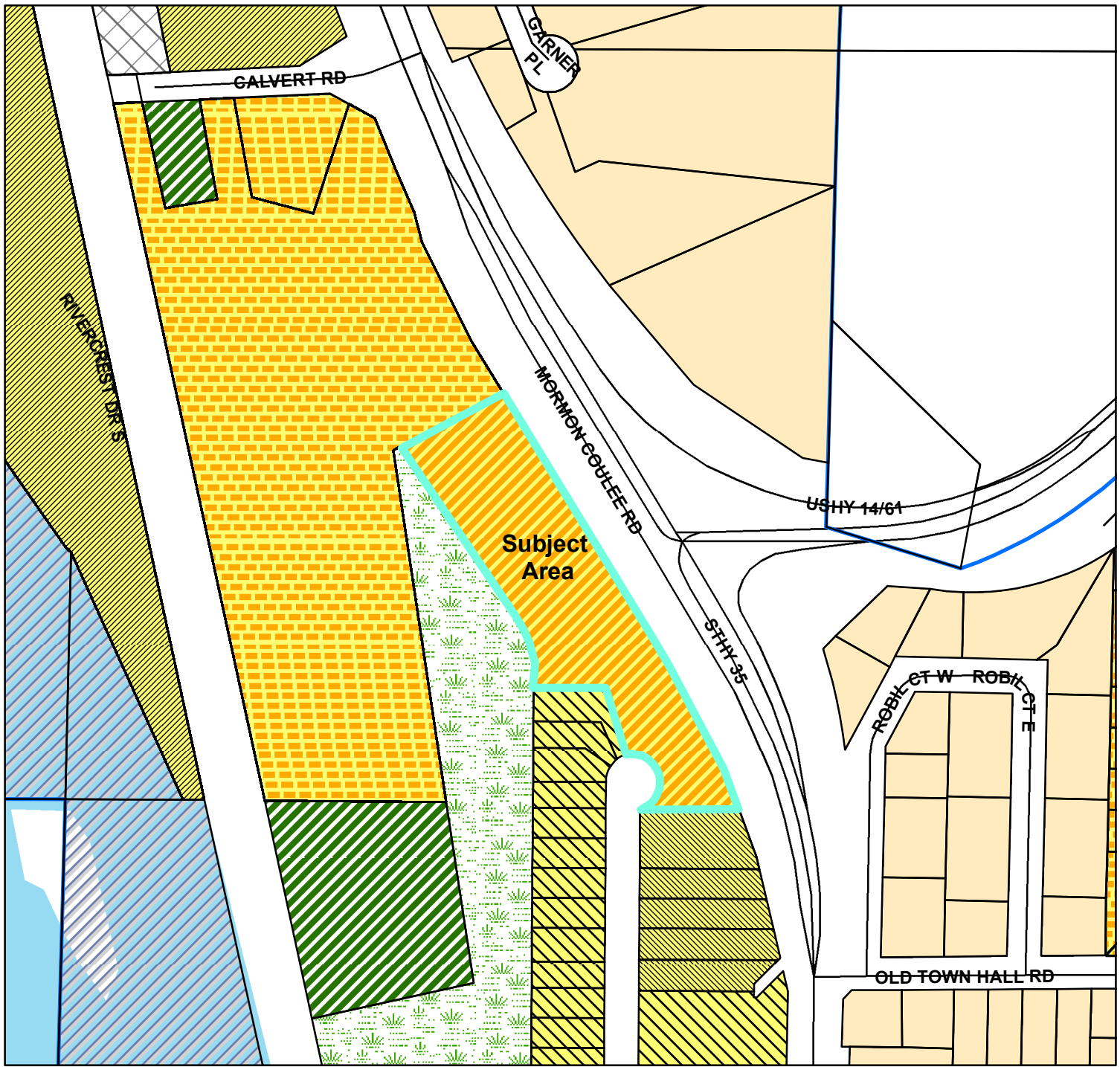
Routing J&A 8.1.2023



BASIC ZONING DISTRICTS

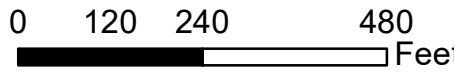
- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
- R5 - MULTIPLE DWELLING
- R6 - SPECIAL MULTIPLE
- PD- PLANNED DEVELOP
- TND - TRAD NEIGH DEV.
- C1 - LOCAL BUSINESS
- C2 - COMMERCIAL
- C3 - COMMUNITY BUSINESS
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- PS - PUBLIC & SEMI-PUBLIC
- PL - PARKING LOT
- UT - PUBLIC UTILITY
- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- 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
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- CON - CONSERVANCY
- FW - FLOODWAY
- A1 - AGRICULTURAL
- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY



23-0791

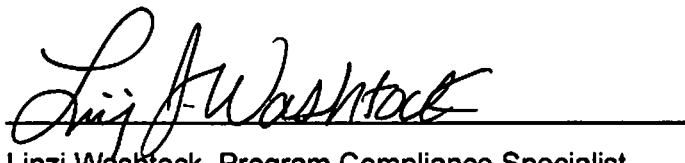
**CERTIFIED COPY OF RESOLUTION ADOPTED AT A
REGULAR MEETING OF THE CITY PLAN COMMISSION
OF THE CITY OF LA CROSSE, WISCONSIN**

STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the thirty first day of July, 2023 at four o'clock, p.m., in the Council Chambers at La Crosse City Hall, 400 La Crosse Street, in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: 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 be Referred to the September meeting.

IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, this thirty first day of July, 2023.


Linzi Washstock, Program Compliance Specialist
Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin

*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 125019

STATE OF WISCONSIN

} ss.

La Crosse County

Artene Staff

being duly sworn, doth depose and say that he (she) is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, the seat of government of said State, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this JUL 25 2023 day of JUL, 2023

(Signed)
(Title)

Artene Staff
Principal Clerk

[Signature]

Notary Public, Wisconsin

My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 07/18/2023, 07/25/2023

TOTAL AD COST: 142.81

FILED ON: 7/25/2023

NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION

TO WHOM IT MAY CONCERN: NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Sub-section 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.

Property is presently: vacant
Property is proposed to be used as: approximately 14 2-bedroom homes

Rezoning is necessary: due to a variety of site factors including the unusual shape of the lot, the presence of floodplain and wetland boundaries and the setback for the adjacent highway, the PPD zoning will result in a more beneficial housing development for the City

Tax Parcel 17-50781-970
WATERVIEW SUBDIVISION LOT 17 SUBJ TO NSP ESMT IN DOC NO. 1723852

The City Plan Commission will meet to consider such application on Monday, July 31, 2023, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

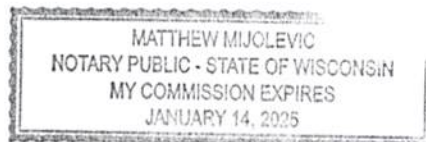
A public hearing before the Judiciary & Administration Committee will be held on Tuesday, August 1, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the Common Council on Thursday, August 10, 2023, at 6:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0791).

Dated this 13th day of July, 2023.
Nikki M. Elsen, City Clerk
City of La Crosse
7/18, 7/25 LAC125019 WNAXLP



Legal Objector Table- 5917 River Run Rd

TaxParcelN	OwnerName	CompleteAd	CompleteSe	City	State	ZipCode	PROPADDCOM	Shape_Area	Area_sqft	Objection	Sqft
17-50465-80	LACROSSE COUNTY	212 6TH ST N	RM 2400	LA CROSSE	WI	54601	5701 MORMON COULEE RD	107125.5315	1019.72		
17-50465-520	KARL EDWARD GRANZIN, MEGAN JOY GRANZIN	6005 ROBIL CT W		LA CROSSE	WI	54601	6005 ROBIL CT W	15458.72397	1870.09		
17-50465-530	RYAN M STENSLIEN, MICHELE L STENSLIEN	5921 ROBIL CT W		LA CROSSE	WI	54601-2250	5921 ROBIL CT W	8500.398158	756.82		
17-50465-655	FRANK A THORNTON	5908 ROBIL CT W		LA CROSSE	WI	54601	5908 ROBIL CT W	10794.8043	6219.21		
17-50465-206	STEVEN M NICOLAI	4535 MORMON COULEE RD	STE 5	LA CROSSE	WI	54601	3632 CALVERT RD	462933.1793	111341.45		
17-50781-970	LITTLE RIVER HOMES LLC	N2244 PAMMEL PASS E		LA CROSSE	WI	54601-2441	5917 RIVER RUN RD	137596.2338	137596.23		
17-50781-980	GREAT RIVER HOMES LLC	N2244 PAMMEL PASS E		LA CROSSE	WI	54601-2441	6005 RIVER RUN RD	19870.85509			
17-50781-981	RICHARD G LANSER	6005 RIVER RUN RD		LA CROSSE	WI	54601	6005 RIVER RUN RD	0.22 acres	9583.20		
17-50781-982	MELANIE D & ROBERT J PENDLETON	6007 RIVER RUN RD		LA CROSSE	WI	54601	6007 RIVER RUN RD	0.24 acres	10454.40		
17-50782-60	WATERVIEW HOA	PO BOX 2132		LA CROSSE	WI	54602-2132	RIVER RUN RD	281238.949	88205.70		
17-50781-941	GARY SEAGO IRREVOCABLE TRUST, DEBBIE SEAGO IRREVOCABLE TRUST	6006 RIVER RUN RD		LA CROSSE	WI	54601	6006 RIVER RUN RD	6703.209528	6703.21		
17-50781-942	MARGIE MASON REVOCABLE TRUST	6008 RIVER RUN RD		LA CROSSE	WI	54601	6008 RIVER RUN RD	6703.152344	6703.15		
17-50781-931	SCHNEIDER AND BETHKE FAMILY TRUST	989 LANE AVE		MOUNTAIN VIEW	CA	94040	6016 RIVER RUN RD	6717.13176	6707.85		
17-50781-932	DAVID ALLEN GERDTS, AMY JO GERDTS	6018 RIVER RUN RD		LA CROSSE	WI	54601	6018 RIVER RUN RD	6689.163232	3554.06		
17-50781-951	ROBERT J KOSTECKI, DONNA R KOSTECKI	5926 RIVER RUN RD		LA CROSSE	WI	54601	5926 RIVER RUN RD	7163.669112	7163.67		
17-50781-952	KENNETH J MANNING JOINT REVOCABLE TRUST, KARIN J MANNING JOINT REVOCABLE TRUST	5928 RIVER RUN RD		LA CROSSE	WI	54601	5928 RIVER RUN RD	5872.248562	5872.25		
17-50781-961	DAVID E HARTMAN, JOELLEN HARTMAN	5916 RIVER RUN RD		LA CROSSE	WI	54601	5916 RIVER RUN RD	9243.652637	9243.65		
17-50781-962	PEGGY A LYDON	5918 RIVER RUN RD		LA CROSSE	WI	54601	5918 RIVER RUN RD	6800.206238	6800.21		
17-50781-991	TONY R LETOURNEAU, ROSALIE A DEFINO	6015 RIVER RUN RD		LA CROSSE	WI	54601	6015 RIVER RUN RD	11375.5632	11375.56	Y	11375.56
17-50781-992	WILLIAM M KARIUKI, TANIA OFFERRALL	6017 RIVER RUN RD		LA CROSSE	WI	54601	6017 RIVER RUN RD	11983.52327	10129.07		

441299.50

11375.56

2.58%

As of 8/7/2023

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 in order to develop/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.

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. Staff acknowledges this request and recommends that this item be referred to the September Common Council cycle.

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.

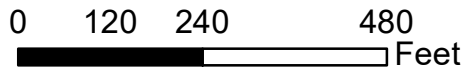
Routing J&A 9.5.2023

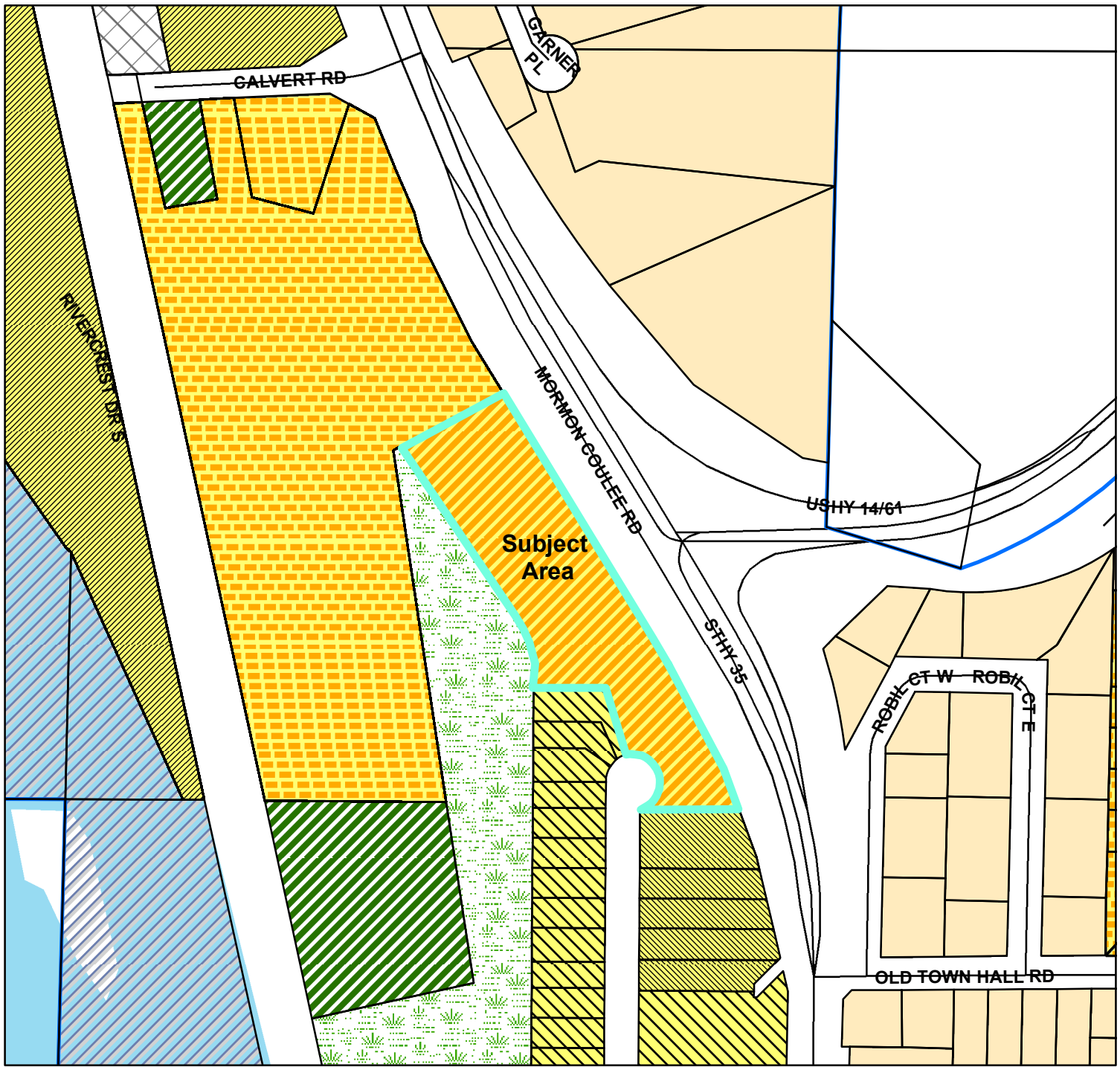


BASIC ZONING DISTRICTS

	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
	SUBJECT PROPERTY

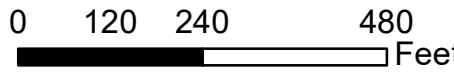






BASIC ZONING DISTRICTS

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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0945

Agenda Date: 9/5/2023

Version: 1

Status: New Business

In Control: Judiciary & Administration Committee

File Type: Ordinance

Agenda Number: 3

ORDINANCE NO.: _____

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District – General to the Light Industrial District allowing for private development of parcels at Kinney Coulee Rd N.

THE COMMON COUNCIL of the City of La Crosse do ordain as follows:

SECTION I: Subsection 115-110 of the Code of Ordinances of the City of La Crosse is hereby amended by transferring certain property from the Planned Development District to the Light Industrial District on the Master Zoning Map, to-wit:

Tax Parcel 17-10575-64 – Kinney Coulee Rd N

Tax Parcel 17-10575-63 – Kinney Coulee Rd N

SECTION II: Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this division shall not be affected.

SECTION III: This ordinance shall take effect and be in force from and after its passage and publication.

Mitch Reynolds, Mayor

Nikki M. Elsen, City Clerk

Passed:
Approved:
Published:

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

City of La Crosse
400 La Crosse St.
La Crosse, WI 54601

Owner of site (name and address):

City of La Crosse
400 La Crosse St.
La Crosse, WI 54601

Address of subject premises:

Kinney Coulee Rd N
Onalaska

Tax Parcel No.: 17-10575-64 & 17-10575-63

Legal Description (must be a recordable legal description; see Requirements):

See attachment - highlighted descriptions

Zoning District Classification: Planned Development

Proposed Zoning Classification: Light Industrial

Is the property located in a floodway/floodplain zoning district? Yes No

Is the property/structure listed on the local register of historic places? Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

Is the Rezoning consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

The property is currently vacant and unused.

Property is Proposed to be Used For:

Private development

Proposed Rezoning is Necessary Because (Detailed Answer):

The City does not have a need for these vacant parcels. They are in a prime location adjacent to the International Business Park. Sites to expand existing, and welcome new, commercial and industrial businesses within the City is limited, and this would provide a great opportunity.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

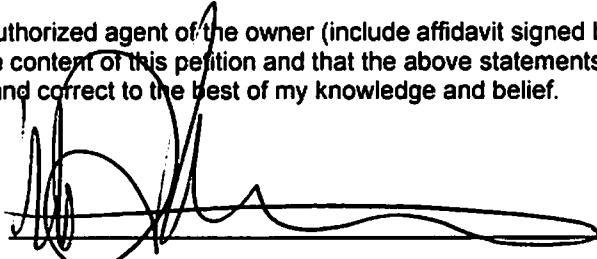
It is in a commercial/industrial area. The proposed use would be fully complementary.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

The location of these properties illustrates that they tied to an area targeted
for commercial and industrial use and development and to the IBP. Development in
the City's Business and Industrial Parks is encouraged in the Comprehensive Plan

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 6th day of June, 1998.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



 (signature)

 (telephone) (date)

 (email)

STATE OF WISCONSIN)
) ss.
 COUNTY OF LA CROSSE)

Personally appeared before me this _____ day of _____, 20____, the above-named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

 Notary Public
 My Commission Expires: _____

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the _____ day of _____, 20____.

Signed: _____
 Director of Planning & Development

STATE BAR OF WISCONSIN FORM 3 - 1982
QUIT CLAIM DEED

1494568

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
02/07/2008 03:39PM

REC FEE: 11.00
TRANSFER FEE:
EXEMPT #: 77.25(14)

PAGES: 1

DOCUMENT NO.

GH Properties of La Crosse, LLC, a Wisconsin Limited Liability Company,
Grantor

quit claims to City of La Crosse, a Municipal Corporation,

the following described real estate in La Crosse County,
State of Wisconsin:

Lot One (1) of Certified Survey Maps filed in Volume 9 of La Crosse County,
Certified Survey Maps, page 28, as Doc. #1244006, La Crosse County, Wisconsin.

Lot Twenty-six (26) of La Crosse International Business Park, a subdivision in the
City of La Crosse, La Crosse County, Wisconsin

Part of the Northeast quarter of the Southwest quarter (NE 1/4 - SW 1/4) of Section
12, Township 16 North, Range 7 West, La Crosse County, Wisconsin, described as
follows: Beginning at the Northeast corner of Lot 26 of La Crosse International
Business Park; thence South 69°51'22" East 53.43 feet to the Northernmost corner
of Lot 1 of Certified Survey Map filed in Volume 8 of La Crosse County Certified
Survey Maps, Page 158, as Doc. #1228489; thence along the West line of said Lot
1, South 00°29'04" East 10.27 feet; thence continue along said West line and the
West line of Lot 1 of Certified Survey Map filed in Volume 9 of La Crosse County
Certified Survey Maps, page 28, as Doc. #1244006, South 59°54'33" West 459.30
feet to the Northerly right of way line of Interstate 90; thence along said right of
way line North 69°51'22" West 65.05 feet to the Southeasterly corner of Lot 26 of
La Crosse International Business Park; thence along the Southeasterly line of said
Lot 26, North 59°54'33" East 471.81 feet to the point of beginning.

This conveyance is exempt from the transfer return and fee pursuant to Section
77.25(14), Wis. Stats.

This is not homestead property

Dated this 27th day of November 2007

Steven R. Berndt, President (SEAL)
* Steven R. Berndt

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 2007.

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Stephen E. Matty, City Attorney
400 La Crosse St., La Crosse, WI 54601

#12
THIS SPACE RESERVED FOR RECORDING DATA
NAME AND RETURN ADDRESS

City Attorney
400 La Crosse Street
La Crosse WI 54601

PARCEL IDENTIFICATION NUMBERS

17-10687-260, 17-10575-64 and 17-10575-63

ACKNOWLEDGMENT

State of Wisconsin,

Milwaukee County

Personally came before me this 27th day of
November 2007, the above-named
STEVEN R. BERNDT to me known to be the
persons who executed the foregoing instrument and acknowledged the
same.

Helen M. Matrawick
Notary Public
MILWAUKEE County, Wis.
My commission is permanent. (If not, state expiration date
12/7/08

*Names of persons signing in any capacity should be typed or printed below their signatures.

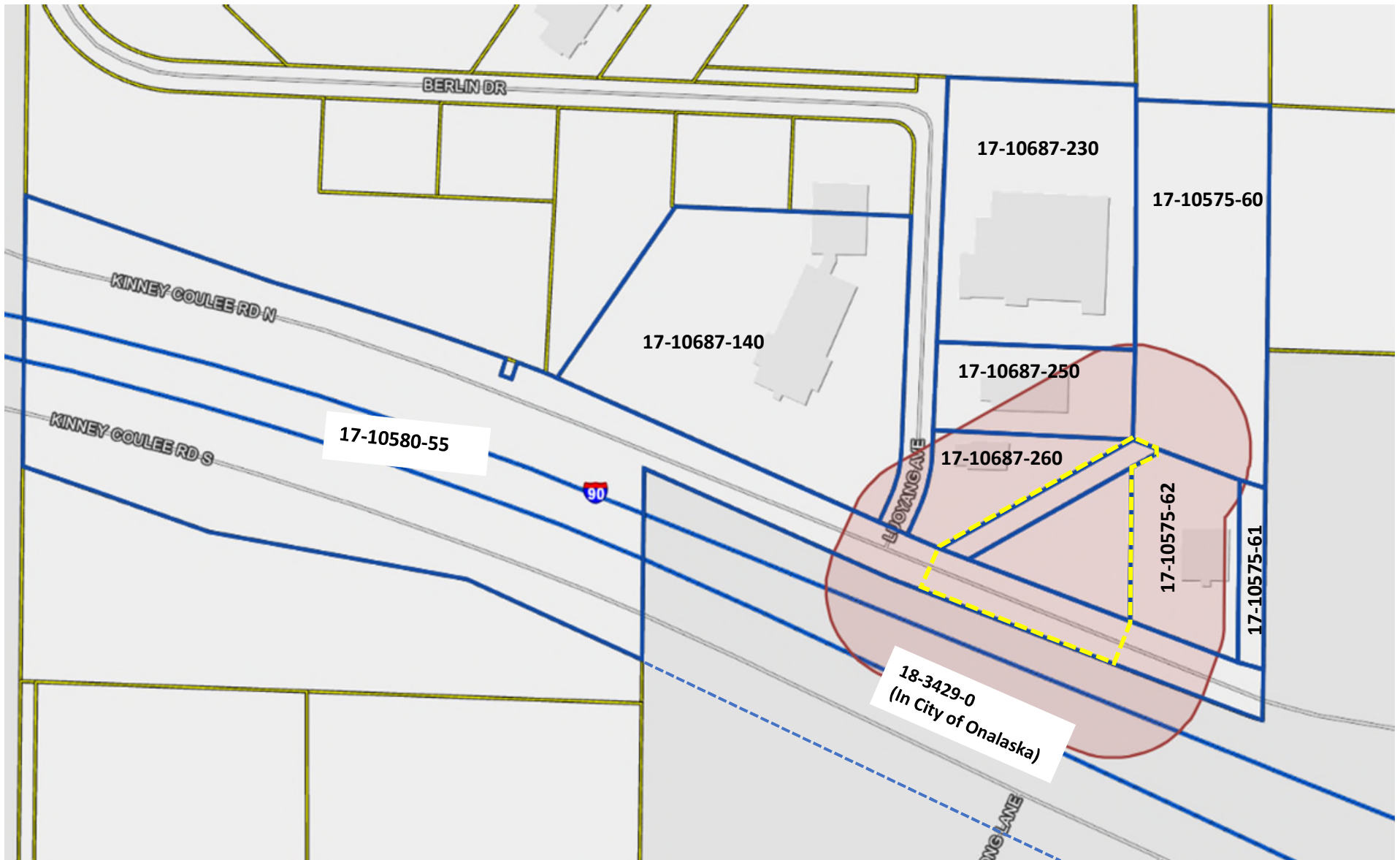
Parcel 10575-64 is .54 acres. Parcel 10575-63 is 1.3 acres



Tax Parcel Number	OwnerName	PROPADDCOMP	Mailing Address	MailCityStateZip
17-10687-250	PETERS INVESTMENTS II LLC	2956 LUOYANG AVE	1620 S HASTINGS WAY	EAU CLAIRE WI 54701-4627
17-10687-260	DEBOER FAMILY LIVING TRUST	2946 LUOYANG AVE	2946 LUOYANG AVE	LA CROSSE WI 54601
17-10575-62	HICKORY POINT HOLDINGS LLC	4003 KINNEY COULEE RD N	W5807 HICKORY POINT CT	ONALASKA WI 54650
17-10575-61	CITY OF LACROSSE	KINNEY COULEE RD N	400 LA CROSSE ST	LA CROSSE WI 54601
17-10687-140	RIVER STATES TRUCK & TRAILER INC	3959 KINNEY COULEE RD N	3959 KINNEY COULEE RD N	LA CROSSE WI 54603
17-10575-60	LACROSSE COUNTY	4005 KINNEY COULEE RD N	212 6TH ST N RM 2400	LA CROSSE WI 54601
17-10580-55	STATE OF WISCONSIN DOT FIBER PRO INC	3610 KINNEY COULEE RD S	3550 MORMON COULEE RD	LA CROSSE WI 54601
17-10687-230	DBA ADVANCED FIBER PRODUCTS	2970 LUOYANG AVE	2970 LUOYANG AVE	LA CROSSE WI 54601
18-3429-0	STATE OF WISCONSIN DOT	I-90	3550 MORMON COULEE RD	LA CROSSE WI 54601

Properties within 200 feet of the addresses below.

17-10575-63	CITY OF LACROSSE	KINNEY COULEE RD N	400 LA CROSSE ST	LA CROSSE WI 54601
17-10575-64	CITY OF LACROSSE	KINNEY COULEE RD N	400 LA CROSSE ST	LA CROSSE WI 54601



**NOTICE OF HEARING ON
AMENDMENT TO ZONING RESTRICTION**

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District – General to the Light Industrial District allowing for private development of parcels at Kinney Coulee Rd N.

Property is presently: vacant (surplus properties)

Property is proposed to be used as: private development

Rezoning is necessary because: the rezoning would complement adjacent parcels and welcome new development

Tax Parcel 17-10575-64 – Kinney Coulee Rd N

Tax Parcel 17-10575-63 – Kinney Coulee Rd N

The City Plan Commission will meet to consider such application on **Tuesday, September 5, 2023, at 4:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

A public hearing before the Judiciary & Administration Committee will be held on **Tuesday, September 5, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Final action will be determined by the **Common Council on Thursday, September 14, 2023, at 6:00 p.m.** in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.

Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.

The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0945).

Dated this 10th day of August, 2023.

Nikki M. Elsen, City Clerk
City of La Crosse

Publish: August 15 and 22, 2023
One (1) Affidavit

*** Proof of Publication ***

Lee Enterprises Proof of Publication Affidavit

Retain this portion for your records. Please do not remit payment until you receive your advertising invoice.

Mail to:

LA CROSSE CITY CLERK
NIKKI ELSEN
400 LA CROSSE ST
LA CROSSE WI 54601

ORDER NUMBER 126346

STATE OF INDIANA)
LAKE COUNTY) ss.

I, Kami Terrell being duly sworn, doth depose and say that he/she is an authorized representative of Lee Enterprises, publishers of

LA CROSS TRIBUNE

a newspaper, at La Crosse, County of La Crosse, State of Wisconsin, and that an advertisement of which the annexed is a true copy, taken from said paper, was published therein on the dates listed below.

Sworn to and subscribed before me this 23 day of

August, 2023
(Signed) Kami Terrell
(Title) Principal Clerk
Christina Palma
Notary Public, Indiana

My Commission expires

Section: Legals

Category: 0001 Wisconsin Legals

PUBLISHED ON: 08/15/2023, 08/22/2023

TOTAL AD COST: 137.36

FILED ON: 8/22/2023



NOTICE OF HEARING ON AMENDMENT TO ZONING RESTRICTION
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that the Common Council of the City of La Crosse, by its Judiciary & Administration Committee, will hold a public hearing on a proposed ordinance change in the zoning code as follows:
AN ORDINANCE to amend Sub-section 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Light Industrial District allowing for private development of parcels at Kinney Coulee Rd N.
Property is presently: vacant (surplus properties)
Property is proposed to be used as: private development
Rezoning is necessary because: the rezoning would complement adjacent parcels and welcome new development
Tax Parcel 17-10575-84 - Kinney Coulee Rd N
Tax Parcel 17-10575-83 - Kinney Coulee Rd N
The City Plan Commission will meet to consider such application on Tuesday, September 5, 2023, at 4:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.
A public hearing before the Judiciary & Administration Committee will be held on Tuesday, September 5, 2023, at 8:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.
Final action will be determined by the Common Council on Thursday, September 14, 2023, at 8:00 p.m. in the Council Chambers of City Hall, 400 La Crosse St., in the City of La Crosse, La Crosse County, Wisconsin.
Any person interested may be heard for or against such proposed change, and may appear in person, by attorney or may file a formal objection, which objection forms are available in the City Clerk's Office.
The petition and/or maps relating to the above referenced amendment may be examined in the Office of the City Clerk, La Crosse City Hall, between the hours of 8:00 a.m. and 4:30 p.m. on any regular business day, holidays excepted, (by appointment) or in the Legislative Information Center which can be accessed from the City website at www.cityoflacrosse.org (search for File 23-0945).
Dated this 10th day of August, 2023.
Nikki M. Elsen, City Clerk
City of La Crosse
8/15, 8/22 LAC126346 WNAXLP

Agenda Item 23-0945 (Julie Emslie & Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Light Industrial District allowing for private development of parcels at Kinney Coulee Rd N.

General Location

Ward 2. NE corner of the City, directly SE of the International Business Park and adjacent to the County landfill.

Background Information

The City owns 2 parcels, 17-10575-64 and 17-10575-63, abutting the International Business Park on the southeast corner. A private business inquired about purchasing these, and the City otherwise does not have a use for these parcels. One of the properties has a natural gas easement throughout the whole of the property. Thus, the purchaser of the property would need to comply with this restriction. The City is currently working through the process to combine these 2 parcels into one.

Recommendation of Other Boards and Commissions

City ordinance requires that City owned properties be deemed surplus by the Board of Public Works and Council Resolution. This process was completed at the August 2023 Council meeting. City policy also requires publicly advertising the property for sale. Thereafter all offers to purchase will be reviewed by the Board of Public Works and final approval by the Common Council.

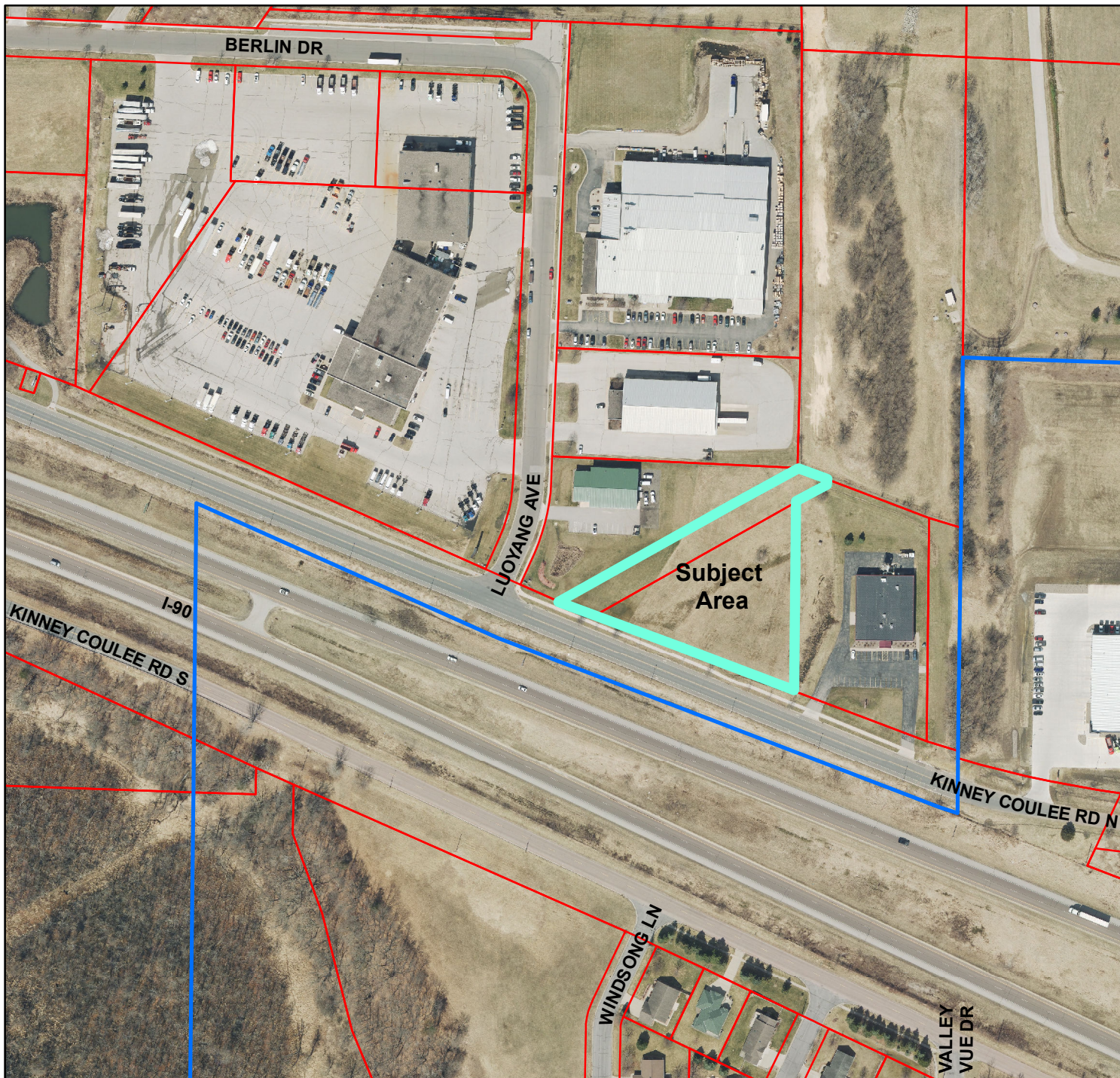
Consistency with Adopted Comprehensive Plan

Future Land Use is Light Industry, which is consistent with this request.



















Staff Recommendation

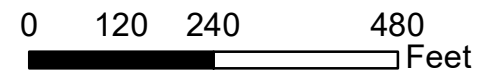
Staff recommends approval of this rezoning. Due to the location, with the final sale staff will recommend any development on the property be required to comply with the design standards of the International Business Park covenants. This can be included in the sale agreement and/or corresponding Resolution.

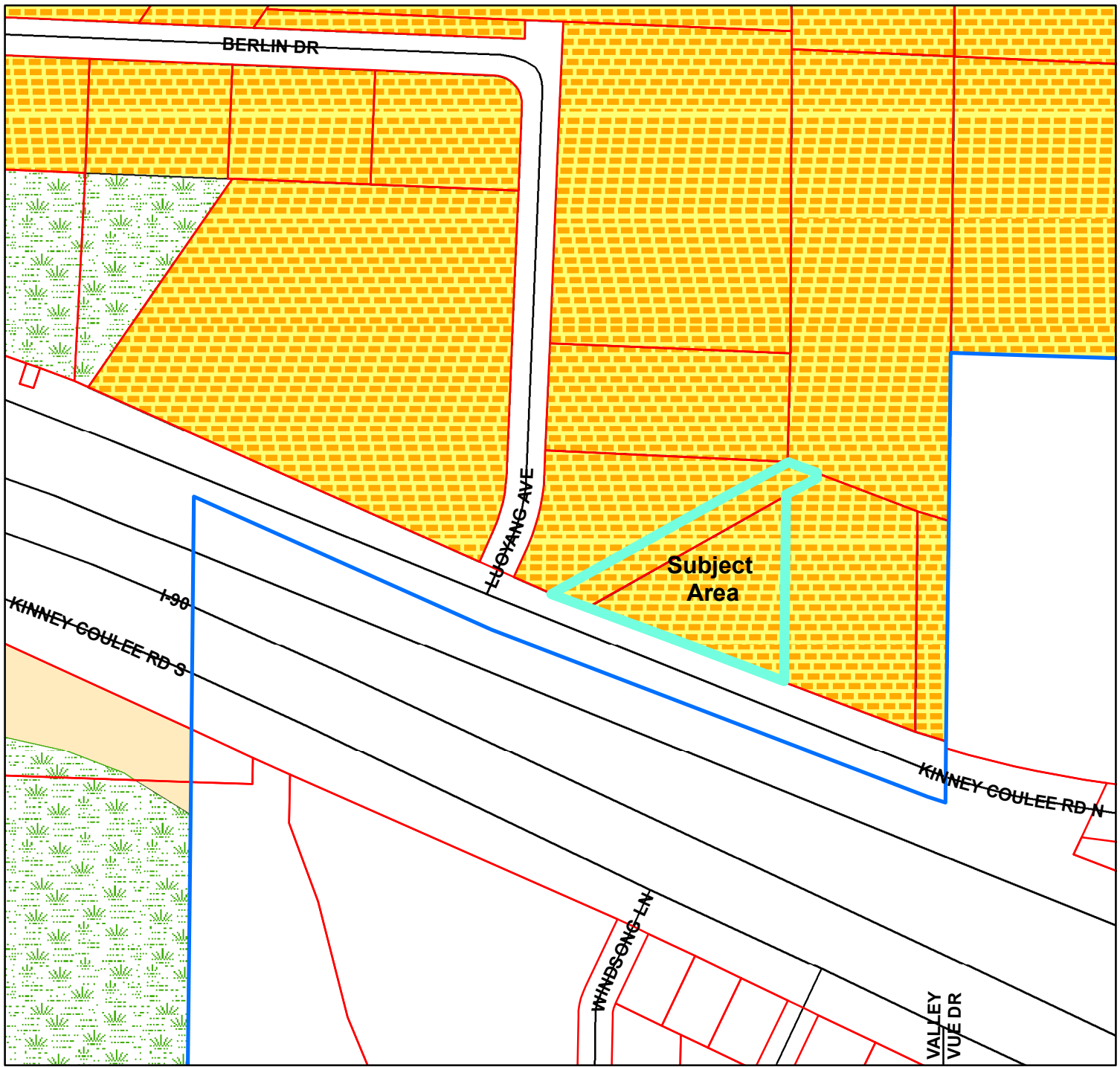
Routing J&A 8.1.2023



BASIC ZONING DISTRICTS

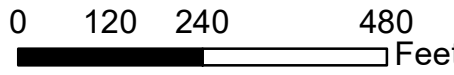
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





BASIC ZONING DISTRICTS

- R1 - SINGLE FAMILY
- R2 - RESIDENCE
- WR - WASHBURN RES
- R3 - SPECIAL RESIDENCE
- R4 - LOW DENSITY MULTI
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- UT - PUBLIC UTILITY
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- EA - EXCLUSIVE AG
- City Limits
- SUBJECT PROPERTY





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1250

Agenda Date:

Version: 1

Status: Agenda Ready

In Control: City Plan Commission

File Type: General Item

Agenda Number: 4

FORWARD LA CROSSE

NDC Future Land Use & Form-Based Code 101 Steering Committee Presentation

October 31, 2022



Photo Credit: Dylan O.

Goals

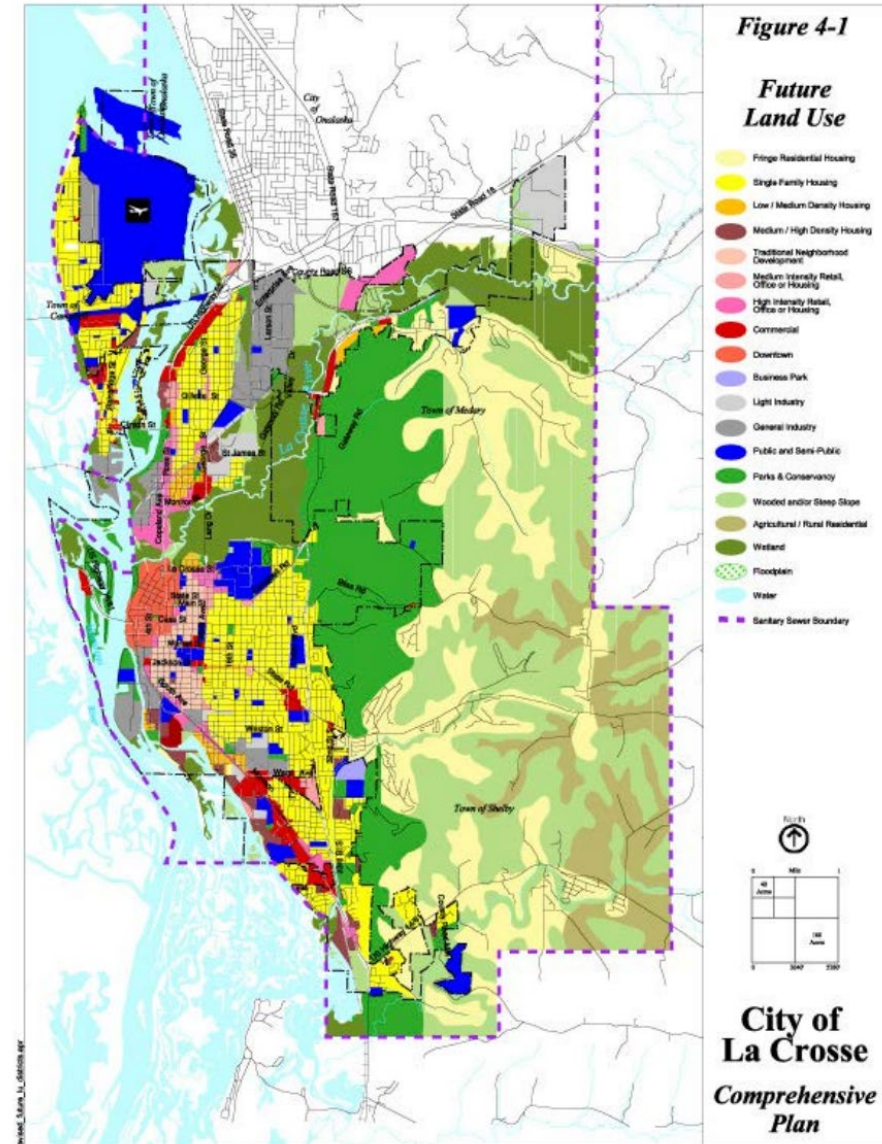
1. **Provide two examples of the Neighborhoods-Districts-Corridors Model for La Crosse**
 - Downtown District
 - Highway 53 Corridor
2. **Provide an overview of Form-Based Codes**
 - Determine relationship to goals/recommendations of Comprehensive Plan

Existing FLU Map

The Future Land Use Map provides a vision for the community's future.

Currently, La Crosse's FLU Map delineates individual parcels according to 16 residential, commercial, industrial, and environmental categories.

- Does not consider the broader block or neighborhood
- Creates strict parcel by parcel delineation of land uses
- Limited flexibility



NDC in La Crosse: Definitions



Neighborhoods: La Crosse neighborhoods were defined based on their distinct identities, housing characteristics, geographic features, and status within an existing neighborhood association. They are typically compact, pedestrian-friendly and mixed-use. Predominant use is typically residential although they may contain a number of supporting uses and activities that serve residents.



Districts: Districts were selected as areas where the City, property owners, and investors should concentrate business activity and expansion over the next twenty years. They may emphasize a special single use or purpose but may contain a variety of other uses and activities.



Corridors: Corridors are linear edges and provide connectivity between the neighborhoods and districts and can accommodate a variety of land uses, including natural, recreational and cultural uses. They can range from boulevards and rail lines to rivers and parkways.

NDC in La Crosse: Land Use Categories and Definitions

Existing Uses	Uses that currently exist and deemed appropriate even if they no longer fall within the preferred category of uses within a particular Neighborhood, District or Corridor. No property has to change to comply, instead if zoning change is sought it isn't automatically "allowable."
Low Density Residential	Predominantly made up of single-family structures. Two- and three-unit dwellings are permitted, and may have been converted from single-family structures, and typically one-two story. Larger densities, townhomes or rowhomes may be compatible especially if developed to fit a single-family mold. Low-density should be walkable with an interconnected street and sidewalk system. Low-density areas should be developed with varying degrees of styles to accommodate a range of socio-economic factors.
Medium Density Residential	Medium density may include more variety of housing types than low-density, such as rowhouses, small multi-family buildings, and large multi-family buildings. They are typically two-four stories. Medium density are located as interconnected with surrounding neighborhoods as part of a complete neighborhood providing access to a variety of uses and amenities through enhanced walkability and connectivity. Both owner-occupied and rental units may exist in this category.
High Density Residential	High density typically includes multi-family, owner-occupied and rental units in structures taller than three stories. Similar to medium density, high density is located in areas with major streets, employment/commercial areas, and a mix of uses to provide convenient access to residents and amenities.
Neighborhood Mixed Use: Residential/Commercial	May include relatively small existing and planned activity centers that include a variety of uses such as residential, retail, restaurant, service, institutional, and civic uses primarily serving existing neighborhoods and their residents. Design and layout is typically compact and walkable and nearby transit. Development should be transit-oriented, even if transit doesn't currently exist.
Downtown Mixed-Use	Used to delineate areas of higher-intensity mix of uses, which can be located within the core of the downtown as well as outside the core but still appropriate for a higher intensity of mix of uses. These areas could include government and large employment centers along with more traditional mix of uses: residential, retail, commercial/office, restaurant. Transit-orientated development is a priority.

NDC in La Crosse: Land Use Categories and Definitions (con't)

Neighborhood Retail/Commercial	Neighborhood retail, walkable, small-business, small format, independent businesses with walk-up customers. Can include office and larger commercial spaces, focus is on walkability.
Commercial	Commercial and office uses: can include corporate, retail, services and other commercial/consumer-based land uses providing consumer and employment opportunities. Includes businesses considered big box, drive-up with expansive parking, suburban in design, car dealerships. May not generally include a residential component like mixed-use categories. But could include residential in lighter industrial uses such as maker spaces, art lofts, and dual purpose live-work uses.
Industrial	Includes manufacturing, wholesale, storage, distribution, transportation, repair/maintenance and utility uses. Can also include "nuisance" uses that should not be located in proximity to residential, neighborhood mixed-use, and other non-residential uses due to noise, odor, appearance, traffic or other impacts.
Institutional	Includes government buildings, structures, and campuses, as well as public community facilities and civic buildings where residents and visitors gather. The category also reflects the major university, healthcare, and other large employment centers. (Including but not restricted to: UW-LaCrosse, Western, Viterbo, Gunderson and Mayo), including public schools.
Parks	Includes public parks, recreation areas, private recreation uses (such as golf courses), cemeteries, stormwater management, public trails and other natural features that create a park-like setting.
Conservancy, Wetland, Agricultural	Represents marsh, greenways, and other natural areas represented as preservation corridors and natural areas and may function as natural drainage or expansion of the Mississippi River corridor. Includes also wooded and steep slope areas. Can also include areas of cultural and historic significance. Also represents any land or parcel used for agricultural purposes. Agricultural uses typically located at the periphery of the city and not adjacent to higher intensity uses.

NDC in La Crosse: Downtown District

Places		Preferred General Character	Future Land Uses											
Neighborhood/District/Corridor	Place Name	Description	Existing Uses	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Mixed Use	Downtown Mixed-Use	Neighborhood Retail/Commercial	Commercial	Industrial	Institutional	Parks and Open Space	Conservancy, Wetland, Agricultural
Neighborhood	Downtown	The Downtown neighborhood is the primary commercial and cultural hub for the City of La Crosse. It is adjacent to the Mississippi River, and includes numerous parks and two historic districts. Future uses should focus on a vertical and horizontal mix of uses, such as ground floor retail with office, service and residential above, at higher densities.	A	U	A	D	U	D	A	D	A	A	D	U

D	Desirable -- These uses should be encouraged to support the character and goals for the area.
A	Allowable -- These uses are appropriate for the area, but may require additional consideration to fit the vision for the area.
U	Undesirable -- Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.

**Table design is in draft mode, to be refined for final plan*

NDC in La Crosse: Highway 53 Corridor

Places		Preferred General Character	Future Land Uses												
Neighborhood/District/Corridor	Place Name	Description	Existing Uses	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Mixed Use	Downtown Mixed-Use	Neighborhood Retail/Commercial	Commercial	Industrial	Institutional	Parks and Open Space	Conservancy, Wetland, Agricultural	
Corridor	HWY 53	The Highway Route 53 corridor extends from I-90 on the north to the La Crosse River on the south. It has a similar boundary as the 2018 Highway 53 Corridor Plan and includes one block on either side of the corridor. Future land uses are to focus on a mix of uses and provide for multi-modes of transportation.	A	U	D	D	A	D	D	D	U	A	U	U	

D	Desirable -- These uses should be encouraged to support the character and goals for the area.
A	Allowable -- These uses are appropriate for the area, but may require additional consideration to fit the vision for the area.
U	Undesirable -- Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.

**Table design is in draft mode, to be refined for final plan*

Questions & Feedback

Please provide feedback by November 14, 2022 to:

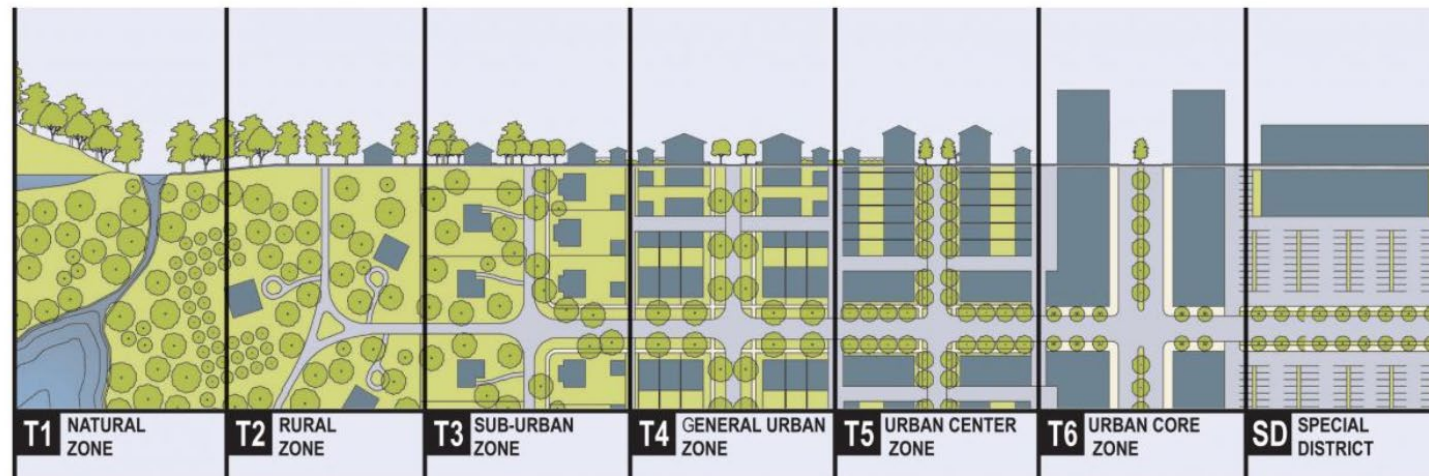
Mary Kramer, mary.kramer@graef-usa.com

Brianna Fiorillo, brianna.fiorillo@graef-usa.com

Or, Tim Acklin, acklint@cityoflacrosse.org

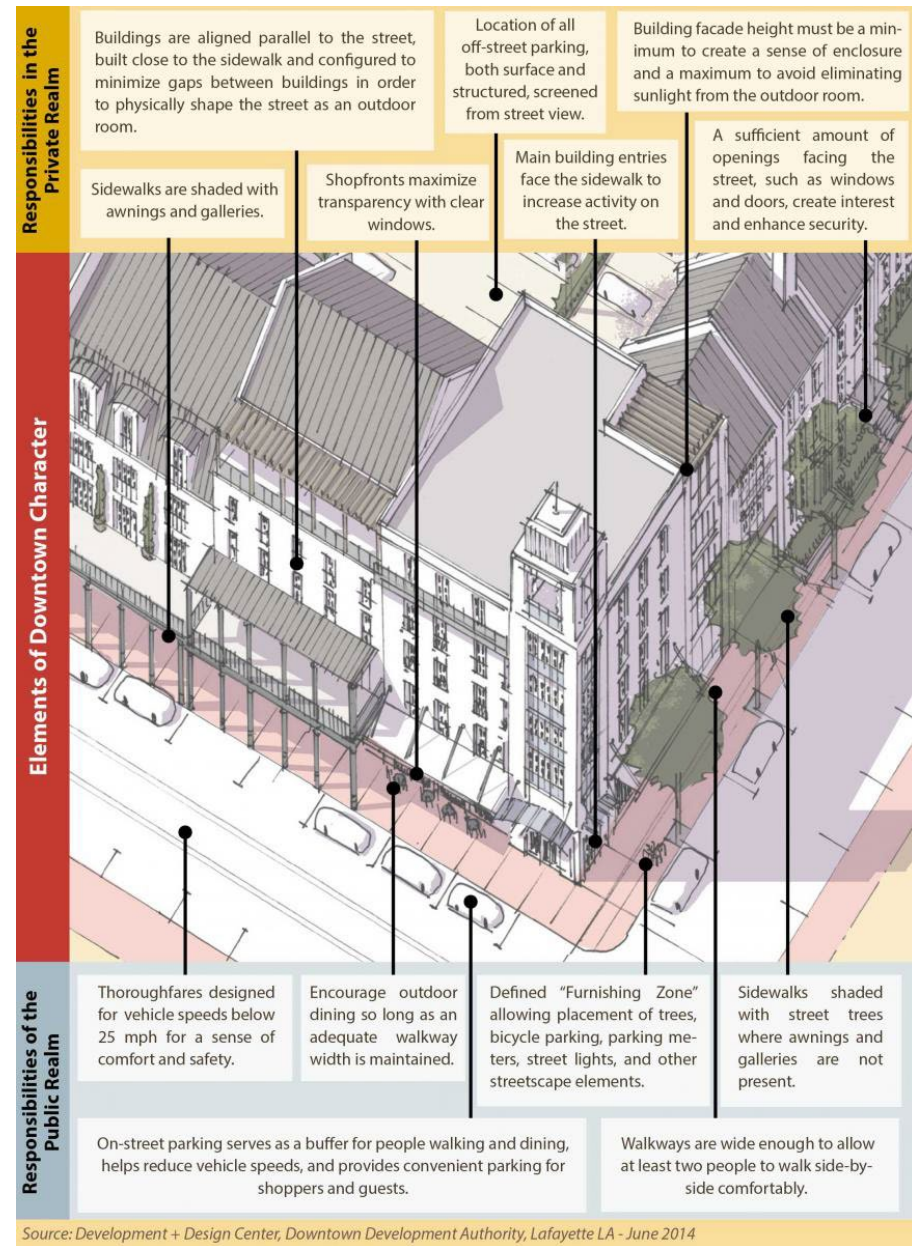
What are Form-Based Codes?

- A form-based code (FBC) is organized around the type of place you're trying to create (physical design) rather than land usage
- A FBC is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code
- A FBC is a regulation, not a mere guideline, adopted into city law
- A FBC offers a powerful alternative to conventional zoning regulation



What are Form-Based Codes?

- FBC can also regulate things like setbacks, building height, and signage, which conventional zoning also does
- FBC are not necessarily unrelated to conventional zoning, but they are fundamental to effectively implement mixed-use places
- FBC offers a powerful alternative to conventional zoning regulation



Form-Based Codes

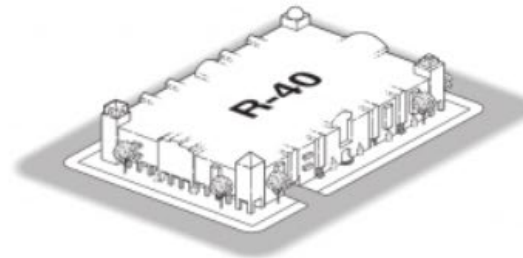
Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



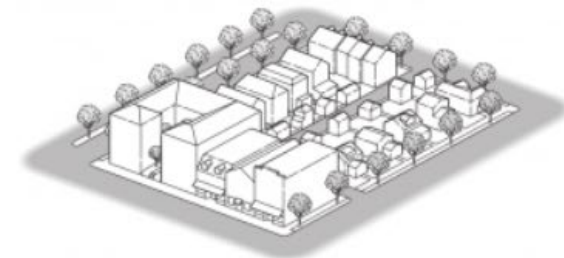
Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



Communities with Form-Based Codes: Buffalo, NY; Lafayette, KY; Miami, FL; Denver, CO

Form-Based Codes

Same goal—very different outcome: Build affordable multi-family housing near transportation corridors. In the first image, all of the technical requirements regarding density, building setbacks, landscaping berms, travel and turn lanes, and curb radii came first ... with disappointing results. In the second, "placemaking" is given priority, with the technical specialists contributing to, rather than controlling, the result to produce a more complete human environment and public realm. Illustrations by Steve Price, Urban Advantage.



Form-Based Codes



Regulations such as “dwelling units per acre” are blunt instruments. The townhouses above were built in the same community by different developers, both at 20 units per acre, following the same zoning regulations. (Note that both pictures show building fronts.) credit: Mary Madden/Ferrell Madden.

Relationship to the Comprehensive Plan

- A FBC could be identified as a goal or recommendation to complement the Future Land Use section of the Comprehensive Plan
 - Sample language could include: *“It is recommended the City of La Crosse develop and adopt a form-based code to create a high-quality public realm using physical building design guidelines”*
 - A goal or recommendation could be to create a FBC for a specific Neighborhood, District, or Corridor, or for the entire City
- A complete FBC would NOT be created/included in the Comprehensive Plan itself



Questions & Feedback

FORWARD LA CROSSE

Future Land Use & SWOT Analysis: Steering Committee Request for Feedback

October 3, 2022



Photo Credit: Dylan O.

Goals

1. Describe the intent of and relationship between Future Land Use (FLU) Mapping and Zoning.
2. Describe La Crosse's existing FLU Map and associated zoning categories.
3. Provide an overview of the advantages of Neighborhoods, Districts, Corridors (NDC) Model for FLU Mapping.
4. Provide an opportunity for the Steering Committee to ask questions about the NDC Model.

Future Land Use Mapping in Comprehensive Planning

The **Future Land Use (FLU) map** is:

- A community's **visual guide to future planning.**
- A community's **shared vision** regarding:
 - Where houses and businesses should be built,
 - Where farmland and other open spaces should persist, and
 - Where recreational opportunities should expand, among others.
- An **estimate** of what the community may look like if population, housing, and employment forecasts prove true, and if land policies, implemented to reach the desired future, are successful.
- A **guide for policymaking.**
- A representation of a community's vision for property owners' options in the future based on community's goals.

The FLU map is **NOT**:

- An exact prediction of future land use patterns.
- A representation of property owners rights now, regardless of community planning goals.

**A new future land use map will be included as part of the Comprehensive Plan Update.*

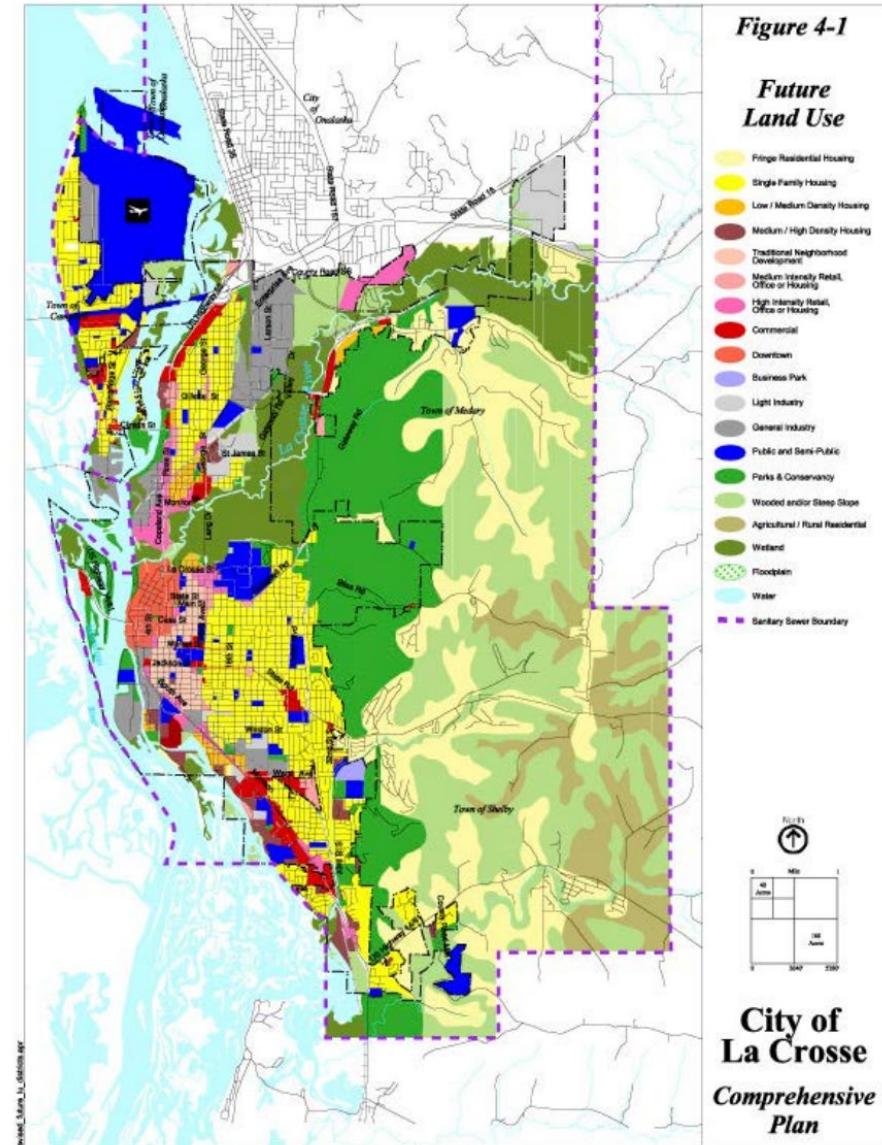
***For more about FLU mapping: https://www3.uwsp.edu/cnr-ap/clue/Documents/DataMappingGIS/Citizen_Guide_Future_Land_Use_Mapping.pdf*

Existing FLU Map

The Future Land Use Map provides a vision for the community's future.

Currently, La Crosse's FLU Map delineates individual parcels according to 16 residential, commercial, industrial, and environmental categories.

- Does not consider the broader block or neighborhood
- Creates strict parcel by parcel delineation of land uses
- Limited flexibility



Future Land Use: The NDC Model

- Future Land Use Maps can take different forms.
- GRAEF recommends the **Neighborhoods, Districts, & Corridors (“NDC” Model)** championed by the Congress for New Urbanism.
- The NDC Model generalizes future land use by grouping areas into these broad categories.

Benefits:

- *Recognizes land use patterns at a broader scale*
- *Goes beyond parcel boundaries*
- *Allows for flexibility and creativity; not rigid*
- *Recognizes the City is not simply a collection of land uses, but a community composed of unique places with special identities*

Future Land Use: The NDC Model

South Milwaukee Example



South Milwaukee's neighborhoods, districts and corridors fit these principles, with many unique identities and regional metropolitan attractions.

Future land use for South Milwaukee is based on two elements in this chapter:

- » the Neighborhoods, Districts & Corridors map ("Future Land Use map"), and
- » the Future Land Use tables.

Determining the appropriate future land use for a parcel or a set of sites comes from these two items.

NEIGHBORHOODS

South Milwaukee neighborhoods were identified during the comprehensive planning process based on their distinct identities, housing characteristics, and geographic features.

Neighborhoods in South Milwaukee:

- » Historic Grant Park
- » South Towne
- » Parkway Heights
- » M District
- » Drexel Highlands
- » Blakewood
- » Lakeview
- » Lakeshore
- » Historic Lakeview

DISTRICTS

Districts were selected during the comprehensive planning process as areas where the City, property owners, and investors should concentrate business activity and expansion over the next twenty years.

Districts in South Milwaukee:

- » Downtown

CORRIDORS

Corridors identify areas of connectivity between the neighborhoods and districts that can accommodate a variety of land uses, including natural, recreational and cultural uses.

Corridors in South Milwaukee:

- » North Chicago Avenue
- » South Chicago Avenue
- » Grant Park Corridor
- » Oak Creek Parkway Corridor

OVERLAYS

There are two overlay areas in South Milwaukee. These two overlays have been created to cater to the special circumstances of the city's development pattern and natural features. These two overlays include:

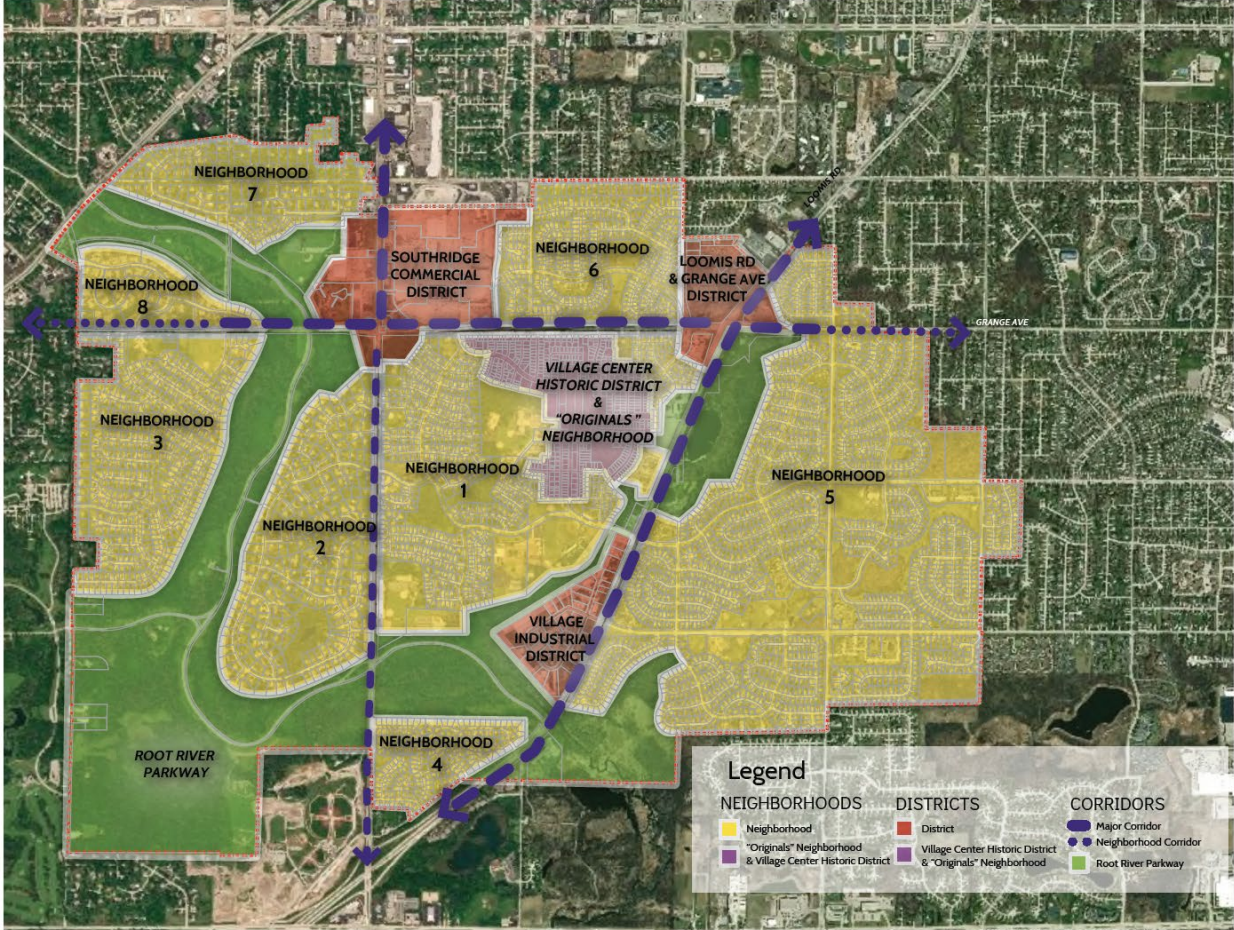
- » Grant Park, Oak Creek and Lakeshore Overlay
- » South Chicago Avenue South Overlay

The NDC Model

Greendale Example

Greendale's Comprehensive Plan also features a Future Land Use Map organized by the NDC Model.

Figure 5-6. Neighborhoods, Districts, and Corridors



Future Land Use:

Greendale Example

It is further guided by a Future Land Use Recommendations Table that describes **desired, allowable, and undesirable uses**.

Unlike a typical land use planning approach, the FLU map does not assign a single acceptable future land use designation to a parcel. Rather, it gives a **range of possible uses and/or activities and design criteria** that represent possible acceptable uses for a parcel.

Figure 5-8. Neighborhoods Table

Place Name	Place Type
Village Center Historic District & Originals Neighborhood	Neighborhood & District
Neighborhood 1	Neighborhood
Neighborhood 2	Neighborhood
Neighborhood 3	Neighborhood
Neighborhood 4	Neighborhood
Neighborhood 5	Neighborhood
Neighborhood 6	Neighborhood
Neighborhood 7	Neighborhood
Neighborhood 8	Neighborhood

Neighborhoods

FUTURE LAND USE RECOMMENDATIONS TABLE

Existing Uses	Single Family Residential	Multi-Family Residential	Commercial	Community Facilities, & Government/Institutional	Mixed Use Commercial / Residential	Industrial	Agricultural	Communication / Utilities	Parks & Open Space
A	D	D	D	D	D	U	U	U	A
A	D	D	U	A	U	U	U	U	A
A	D	U	U	A	U	U	U	U	A
A	D	D	U	A	U	U	U	U	A
A	D	D	U	A	U	U	U	U	A
A	D	A	U	A	U	U	U	U	A
A	D	U	U	A	U	U	U	U	A
A	D	D	U	A	U	U	U	U	A

D	Desirable – These uses should be encouraged to support the character and goals for the area.
A	Allowable – These uses are appropriate for the area, but may require additional consideration to fit the vision for the area.
U	Undesirable – Generally, these uses should not be encouraged, but may still be acceptable under special circumstances

NDC Application in La Crosse

Example: Downtown Neighborhood or "Neighborhood 1"

Neighborhoods:

Primarily residential in nature, although they may also contain several supporting uses and activities that serve the residents.

Districts:

Districts focus on a special single use or purpose, such as industrial or commercial, but may also contain several other uses and activities.

Corridors:

Corridors are linear edges and connectors of neighborhoods and districts such as roads and greenways. They accommodate a variety of land uses and are based on transportation and environmental features.

La Crosse Example: Downtown/Neighborhood 1

Existing Uses	Low Density/Neighborhood Residential	Medium Density Residential	High Density Residential	Neighborhood Mixed Use	Downtown Mixed-Use	Downtown	Commercial	Industrial	Community Facilities & Government	Institutional (universities and employment campuses)	Traditional Neighborhood Development	Agricultural	Wooded and Steep Slope (this might be necessary in LAX)	Parks and Open Space	Conservancy and Wetland
A	U	A	D	U	D	D	D	A	A	A	D	U	U	D	U
D	Desirable -- These uses should be encouraged to support the character and goals for the area.														
A	Allowable -- These uses are appropriate for the area, but may require additional consideration to fit the vision for the area.														
U	Undesirable -- Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.														



- ***How familiar are you with the existing future land use map?***

Very

Moderately

Not at all

- ***Does defining land use by parcel boundaries allow flexible land use patterns?***

Yes/No



- ***Do you wish there was more land use diversity in La Crosse?***

Yes/No

- ***Are existing land use categories difficult to regulate/administer?***

Yes/No



- ***What is most important to developing future land use in La Crosse?***
 - ***Flexibility in allowable uses***
 - ***Defining uses by parcel and not a block or neighborhood as a whole***
 - ***Recognizing land use patterns at a broad scale***
 - ***Thinking beyond parcel boundaries***
 - ***Allows flexibility and creativity***
 - ***Is rigid, with limited possibility for change***



What questions do you have about the NDC model proposed by GRAEF for La Crosse's Future Land Use map?

Future Land Use Categories

Madison Example

**Not a GRAEF project*

Residential Future Land Use Categories

Residential Building Form	Low Residential (LR)	Low-Medium Residential (LMR)	Medium Residential (MR)	High Residential (HR)
Single-Family Detached Building				
Civic/Institutional Building				
Two-Family, Two-Unit				
Two-Family - Twin				
Three-Unit Building	*			
Single-Family Attached	*			
Small Multifamily Building	*	**		
Large Multifamily Building		**		
Courtyard Multifamily Building		**		
Podium Building				
Number of Stories	1-2'	1-3	2-5	4-12~
General Density Range (DU/acre)	≤15	7-30	20-90	70+

* Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed residential development.

** Permitted in select conditions at up to 70 DU/ac and four stories, generally along arterial streets.

~ Or taller, if specified by an approved sub-area plan or PD zoning.

¹ Dormers or partial third floors are permitted.

Mixed-Use Future Land Use Categories

Mixed-Use and Commercial Building Form	Neighborhood Mixed-Use (NMU)	Community Mixed-Use (CMU)	Regional Mixed-Use (RMU)	Downtown Mixed-Use (DMU)	Downtown Core (DC)
Commercial Block Building					
Civic or Institutional Building					
Residential - Commercial Conversion					
Live-Work Building					
Single-Family Attached Building					
Small Multifamily Building					
Courtyard Multifamily Building					
Large Multifamily Building					
Parking / Liner Buildings					
Free-Standing Commercial Building					
Podium Building					
Flex Building					
Number of Stories	2-4	2-6*	2-12**	See Downtown Plan, page 37	
General Residential Density Range	≤70	≤130	--	--	--

Note: Architectural features that create the appearance of an additional floor do not count towards the minimum number of floors.

* One-story anchor retail is allowed as part of a larger, comprehensively planned mixed-use project or as part of a project transitioning from a suburban car-oriented layout to a more urban, pedestrian-oriented layout.

** Or taller, if specified by an approved sub-area plan or by PD/MXC zoning approval. One-story anchor retail is allowed as part of a larger, comprehensively planned mixed-use project or as part of a project transitioning from a suburban car-oriented layout to a more urban, pedestrian-oriented layout.

-- indicates that the residential density is governed by the building height limit.

