

Agenda Item 25-0413: (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 Planned Development District - General to the Planned Development District - Specific, allowing for the construction of 14 single-family homes at 5917 River Run Road.

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 25-0413. 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-Specific to construct 14, three-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 size 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 will be part of a Condominium Association and individually be made for sale. There will be an HOA to address snow plowing, but no other restrictive covenants will be in put in place by the developer. The applicant intends to begin construction later this Spring. A site plan and elevations of the homes are attached to the legislation.

Recommendation of Other Boards and Commissions

This parcel is part of the Waterview Subdivision, which was approved by the Common Council at their March 2018 meeting. This subdivision was approved for residential development. The Common Council approved this parcel being rezoned to PDD-General at their December 2023 meeting.

Consistency with Adopted Comprehensive Plan

According to the Land Use Element of "Forward La Crosse", 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. It is consistent with the desired land use in the comprehensive plan. The applicant is proposing to develop a unique parcel of land into single-family housing units that are needed. The applicant will still need to submit a Condominium Plat to the City for approval but that will not impede the applicant starting construction. **This item is recommended for approval.**

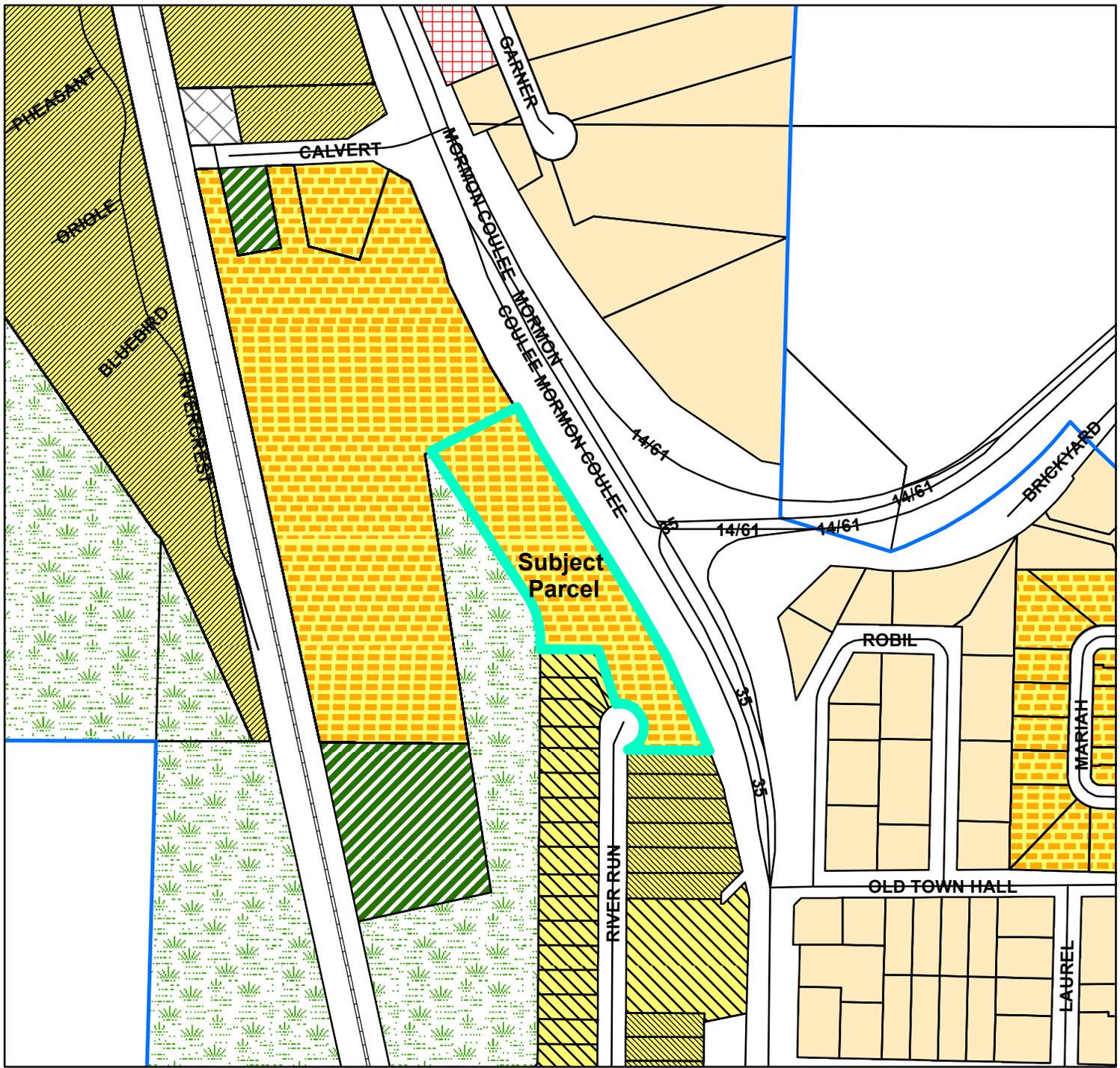
Routing J&A 4.29.25



BASIC ZONING DISTRICTS

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





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