

**Agenda Item 25-0466: (Tim Acklin)**

Preliminary Plat of Chambers-Markle Farmstead Subdivision to the City of La Crosse, La Crosse County, Wisconsin.

**General Location**

Council District 13, located south 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 west and north, two units, four units and apartment buildings to the south, and single-family homes to the east across Hwy 35.

**Background Information**

The applicant is requesting to subdivide Lot 21 of the Waterview Subdivision into four parcels. Three of the parcels will be used to construct 2-unit, owner-occupied dwelling units (twindo-miniums). The remaining parcel will continue to be used for the existing single family home and the red barn building. All of the parcels will front, and only have access to, River Run Road.

Please note that Wisconsin State Statute 236.13 states that *“No approving authority or agency having the power to approve or object to plats shall condition approval upon compliance with, or base an objection upon, any requirement other than those specified in this section.”*

The applicant will still need to submit a Final Plat to the Common Council for approval. Stormwater management and any proposed covenants would be reviewed at that time. The proposed development will be required to manage stormwater on their own parcels.

**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 for low-density residential development.

**Consistency with Adopted Comprehensive Plan**

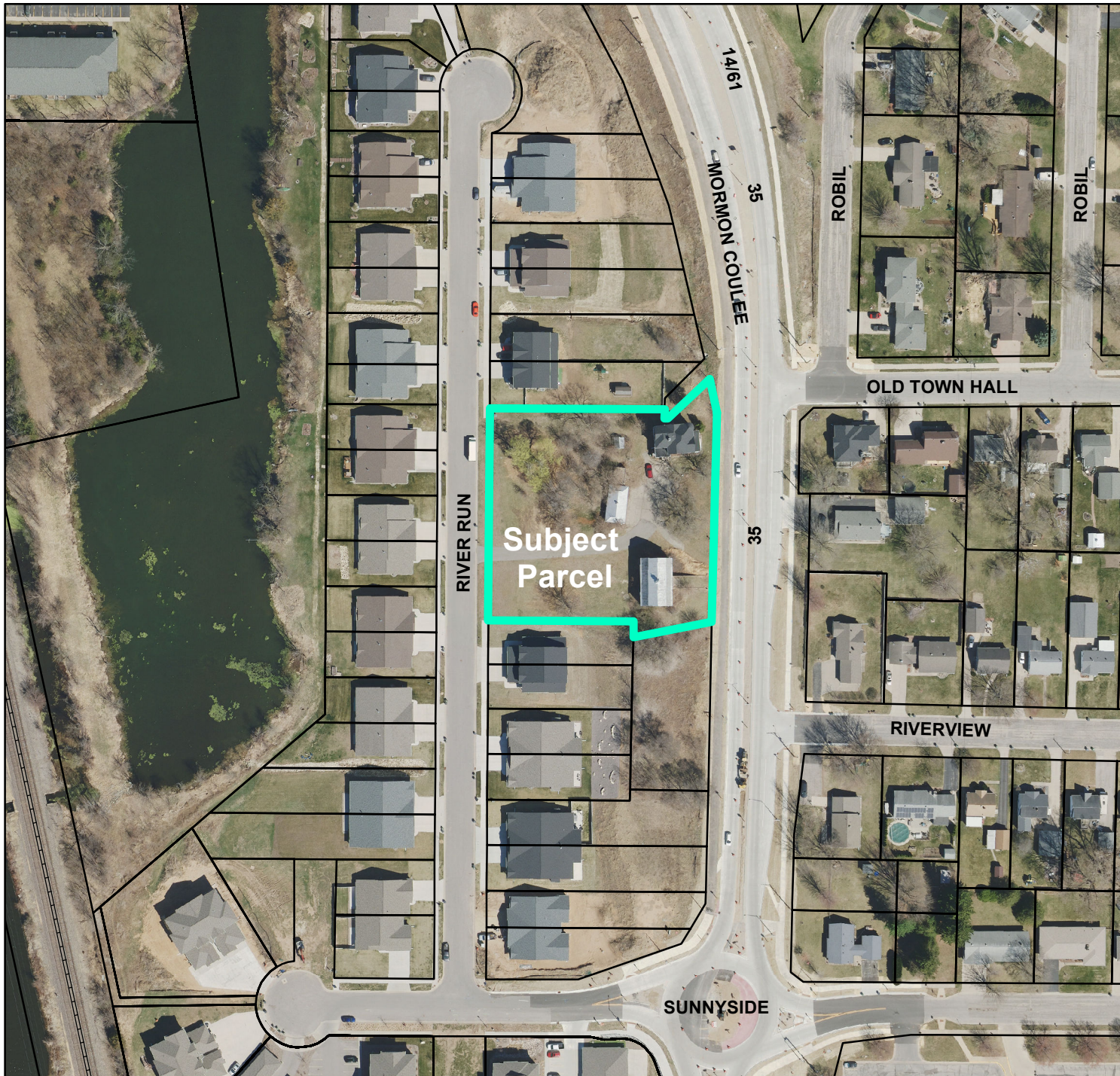
According to the Land Use Element of “Forward La Crosse”, Low-Density Residential, which includes 2-unit residential dwelling units, is a desirable use within the neighborhoods around Southern Bluffs Elementary.

**Staff Recommendation**

**This item is recommended for approval with the condition that any requirements from the Engineering and Utilities Department have been met.**

**Routing J&A 6.3.25**





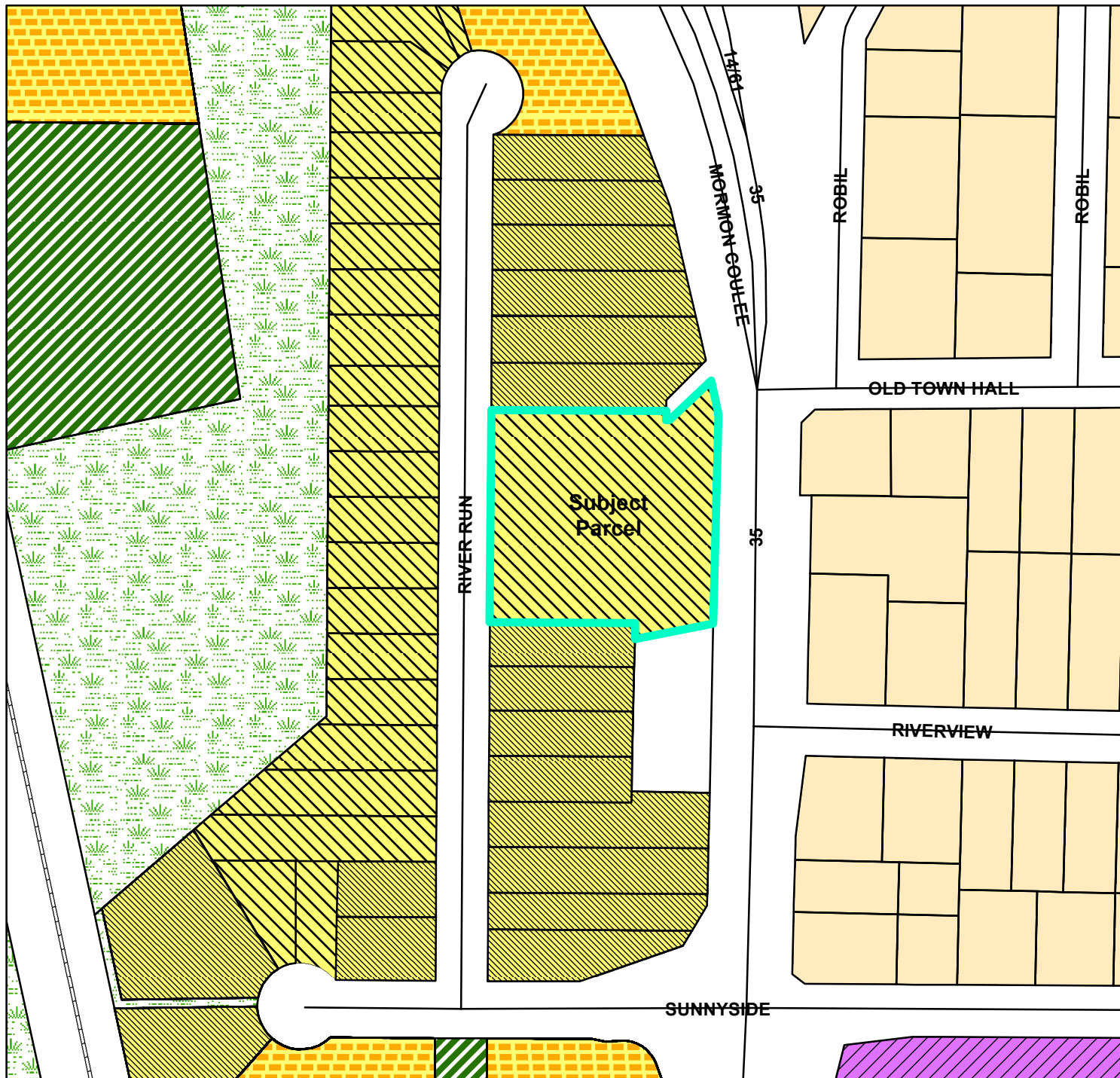
## BASIC ZONING DISTRICTS

	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



0 80 160 320 Feet





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