

Karl Schilling
Property Logic LLC
PO Box 2132
La Crosse, WI 54602-2132

December 6th, 2024

Mayor Reynolds and the La Crosse City Council,

We are pleased to provide this TND General Petition for a townhome development at 6103 River Run Road, La Crosse. Enclosed, please find:

1. This cover letter
2. Fee of \$700 payable to City Treasurer
3. Signed TND General Petition
4. General Implementation Plan Narrative
5. Preliminary Site Plan Dated 12/6/2024
6. Exhibit A

Description

Property Logic LLC is proposing 11 townhomes at the above-mentioned address. The property is designated Tax Parcel #17-50782-10 and is legally described as Lot 21, Waterview Subdivision.

Zoning & Comprehensive Plan

This area of the City of La Crosse, has low-density residential, medium-density residential, light-impact commercial, and open space uses listed as desirable according to the City of La Crosse 2040 Comprehensive Plan. The parcel is currently zoned R2-Residence.

History

Lot 21 of the Waterview Subdivision has historically contained a farmhouse and agriculture-related outbuildings. The farmhouse is listed on the register of historic places, leading to a desire to keep the structure intact and develop around it in a way that is pleasing to the eye. The existing parcel is approximately 64,408 square feet, allowing ample room for such a development.

Advantages of TND – General

Based on several factors of the site location, layout, and history, we believe this parcel to be an excellent fit for TND – General development. The site meets the standards for TND as set out in section 115-403 of the City of La Crosse Municipal Code of Ordinances:

- The proposal includes approximately 11 additional single-family units on 1.48 acres
- The proposal provides a mix of uses in close proximity to one another within the neighborhood
- The parcel is well connected to many local amenities
- The proposal preserves the historic character of the area
- The proposal considers nearby environmental features
- The proposal is consistent with the City of La Crosse's Comprehensive Plan

We look forward to working with the City on a successful project.

Sincerely,
Karl Schilling, President
Property Logic LLC
Encl

Traditional Neighborhood Development

General Implementation Plan

Lot 21

Waterview Subdivision

City of La Crosse, WI

Property Logic LLC

La Crosse, Wisconsin

1.0 Introduction

Property Logic LLC is requesting the rezone of Lot 21, Waterview Subdivision, from R2 – Residential to Traditional Neighborhood Development (TND) – General. The proposed plan consists of the construction of approximately eleven townhouses, associated drives, parking, stormwater facilities, pedestrian facilities, and utilities. There are myriad aspects of the development plan of this site that are congruent with the stated goals of TND – General.

2.0 Site History

A. Location

The proposed site is located on Tax Parcel # 17-50782-10, at 6103 River Run Road. The parcel is approximately 1.48 acres. Currently, the parcel contains a farmhouse which is on the Wisconsin Historical Society register of historical places (reference #91000341). The parcel is a remnant of a farm which was platted into the 27 lot Waterview Subdivision in 2018. Since 2018, 26 of the 27 lots have been developed into a mix of R2 twindo and PUD high-density, multi-family residential development.

The parcel is bounded to the east by state highway 35, to the west by River Run Road, and the remaining boundaries are shared by low-density residential lots.

B. Site Layout

Topography of the existing site generally slopes away from the highway towards River Run Road. Slopes on the existing site generally range from 3-8%, with no slopes on site being recorded over 30%. Soil investigations done on other lots nearby have shown a propensity for sandy loam to sandy soils.

3.0 Proposed Development

A. Purpose and Applicability

We are petitioning to rezone and develop under Section 115-403 of the City of La Crosse Municipal Code of Ordinances, which details Traditional Neighborhood Development. A conceptual site plan is attached to this application packet, showing the general layout of the proposed site. The main purpose of the rezone is to create a compact residential housing solution with multiple primary residences on a single lot. This is currently not allowed under R2 residential zoning. Our proposal checks all the stated design principles of TND:

- Our compact development site will provide approximately 12 single family units on 1.48 acres
- Our location is within easy walking distance to elementary schools, restaurants, gas station, grocery stores, and biking and hiking trails.
- Residents at our site have legal access to recreation on the Mississippi River.
- Our development provides townhome living, which is the only type of residential property not already available in this neighborhood.
- Our development will include pedestrian connection directly to public paths that lead to Pammel Creek Path, Highway 16 Path, La Crosse River State Trail, Holland Bluff Trail, and the well-known Great River State Trail
- Our development provides additional housing options while retaining existing historical architecture that enhances the visual character of the community
- The development has access to significant environmental features in the Mississippi River, including a walking path along the waterfront

In addition to the design goals of TND, the municipal code also has the following applicability requirements, which this site meets:

- Lot size is less than two acres
- Development encompasses more than one structure with a continuity of design and development
- The proposed use is a combination of uses permitted in the different zoning districts

B. Proximity to Amenities

The proposed site is conveniently situated within a two-mile distance of many community amenities that future residents of the neighborhood can easily access via walking or bicycling. Exhibit A, included with this application, shows these nearby facilities and potential routes to them.

There are several commercial districts accessible by heading north along the multimodal path following the highway 35 corridor. The nearest restaurant, Fiesta Mexicana, is located only 0.7 miles away from the site. Traveling north we find Kwik Trip, Wal-Mart, the Shelby Shopping Mall Center, and numerous fast-food restaurants. Other commercial facilities can be found in the same area, including a skating rink, a bakery, a bowling alley, and mini-storage facilities. Looking south along the highway 35 corridor we also find local retail facilities and a pub.

Future residents also have access to several nearby community facilities. Southern Bluff Elementary School is a mere 865 feet away from the new townhouses, making it a

comfortable walking distance for children. Slightly further away, about 1.9 miles, is Hintgen Elementary School—another easy drive for families in the morning. Approximately 1.6 miles in the other direction—south along the highway 35 corridor, we find a day care center for families with children not yet school age. Other notable public facilities within a two-mile radius families will have access to include the Diocese of La Crosse, Faith Baptist Church, and an independent living facility.

The parcel is also located near multiple travel hubs for several modes of transportation outside of driving one's own vehicle. Following the previously mentioned multimodal path for approximately 1.1 miles to the north allows access to the nearest stop upon La Crosse's Municipal Transit (MTU) bus route. This bus service has routes with stops throughout La Crosse, Onalaska, French Island, and La Crescent; sports many quality-of-life features for those living with disabilities; and has bike racks that are free of charge for cyclists. Cyclists can also use the path to directly access the numerous bike lanes throughout the City of La Crosse.

Future residents will also have many opportunities for outdoor recreation. Two public parks are within one mile to the north: Clayton E Johnson Park and Sherwood Park. Both facilities are accessible via driving, walking, or biking. Looking at amenities within a 2-mile radius, we now have access to Springbrook and Hass Parks.

The Mt. La Crosse Ski Area also lies within 1 mile of the site and provides outdoor recreation during the winter months. Just shy of two miles to the south along the Highway 35 corridor is the famous Goose Island park and campground, which allows both day use and overnight camping. Goose Island also has excellent fishing options for families looking to introduce children to the hobby.

C. Consistency with the Comprehensive Plan

Lot 21 is located within the Swift Creek neighborhood, according to City of La Crosse 2040 Comprehensive Plan. Swift Creek is described as having a mix of uses typical of suburban development patterns. These uses current consist of large surface parking areas, residential and multi-family subdivisions, and land operated by the Catholic diocese of La Crosse. Visions for future development of the neighborhood include better utilization of the area's riverfront access, and an increase of retail and commercial uses along East Avenue.

Both low- and medium-density residential uses are listed as desirable current uses of this area, which describes the proposed development. Since the proposed housing is neither located directly on riverfront property nor along East Avenue, the desired future development stated in the comprehensive plan will not be interfered with by this project. Furthermore, zoning as TND would allow future development of light

commercial and/or retail in buildings on this parcel, which is consistent with the City's vision for the neighborhood.

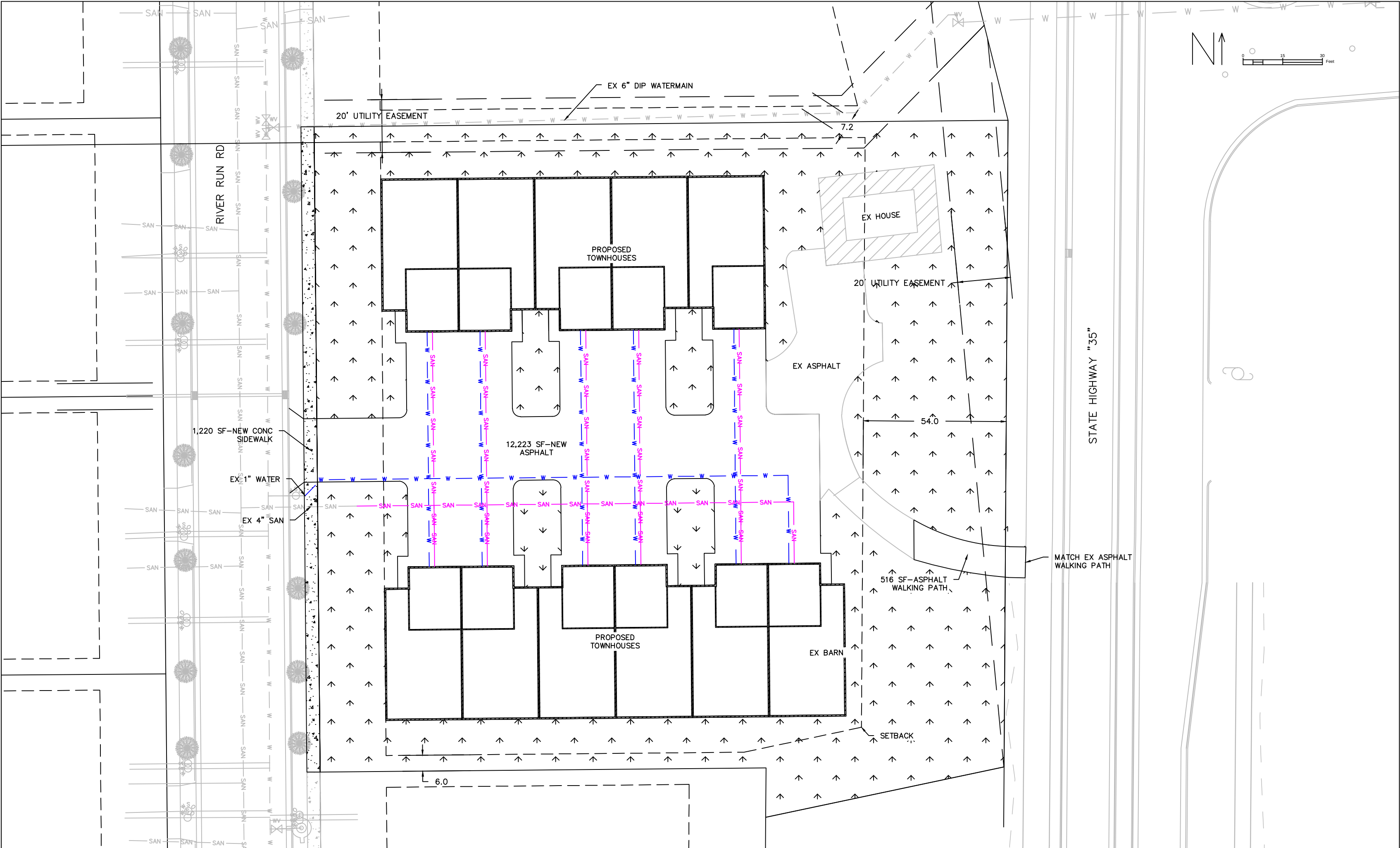
D. Character of the Proposed Site

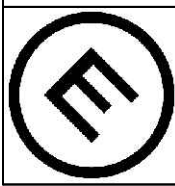
The finished site will consist of eleven townhouses, a historic farmhouse, pedestrian pathways, and associated drives and parking. The existing site has several trees providing visual screening from the adjacent highway. The proposed site will look to preserve as many of these trees as possible. Remaining open space on the site will be seeded with managed lawn cover. All vehicle traffic will enter and exit from River Run Road.

As part of the Waterview Subdivision, the site will have access to regional stormwater treatment devices that were installed when the subdivision was originally platted. The allocation for Lot 21 will be gain from the original plat permitting, and any additional impervious surfaces added in excess to what was originally planned will be treated with on-site devices. These devices will consist predominantly of bio-infiltration devices. Treated runoff will ultimately drain to the storm sewer system in the River Run Road right-of-way.

4.0 Conclusion

This development provides the opportunity for the City of La Crosse to add interesting new housing options in current low to medium-density residential areas. This project has been demonstrated to have consistency with the future land use plan for the area. We have also demonstrated that the new townhomes fit within the design framework of traditional neighborhood development by providing a mix of amenities that cater to families in all stages of life, whether they are young couples just starting their own family, small established families with school-age children, empty-nesters looking to explore the surrounding community, or elder families looking to downsize.



 MAKEPEACE ENGINEERING	419 SAND LAKE RD, STE C ONALASKA, WI 54650 608.881.6030	KARL SCHILLING LOT 21 WATERVIEW 6103 RIVER RUN RD LA CROSSE, WI 54601	12/06/2024	PRELIMINARY SITE PLAN	DATE	REVISION	DESCR.	1 2



NO SCALE



PLAN SHEET LEGEND	
CYCLING ROUTE	—
DRIVING ROUTE	—
PEDESTRIAN ROUTE	—



MAKEPEACE
ENGINEERING

419 SAND LAKE RD, STE C
ONALASKA, WI 54650
608.881.6030

KARL SCHILLING
LOT 21 WATERVIEW
6103 RIVER RUN RD
LA CROSSE, WI 54601

12/06/2024

EXHIBIT A

DATE	REVISION	DESCR.

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