

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. 1723852

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

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.



Jessica Hanson
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.

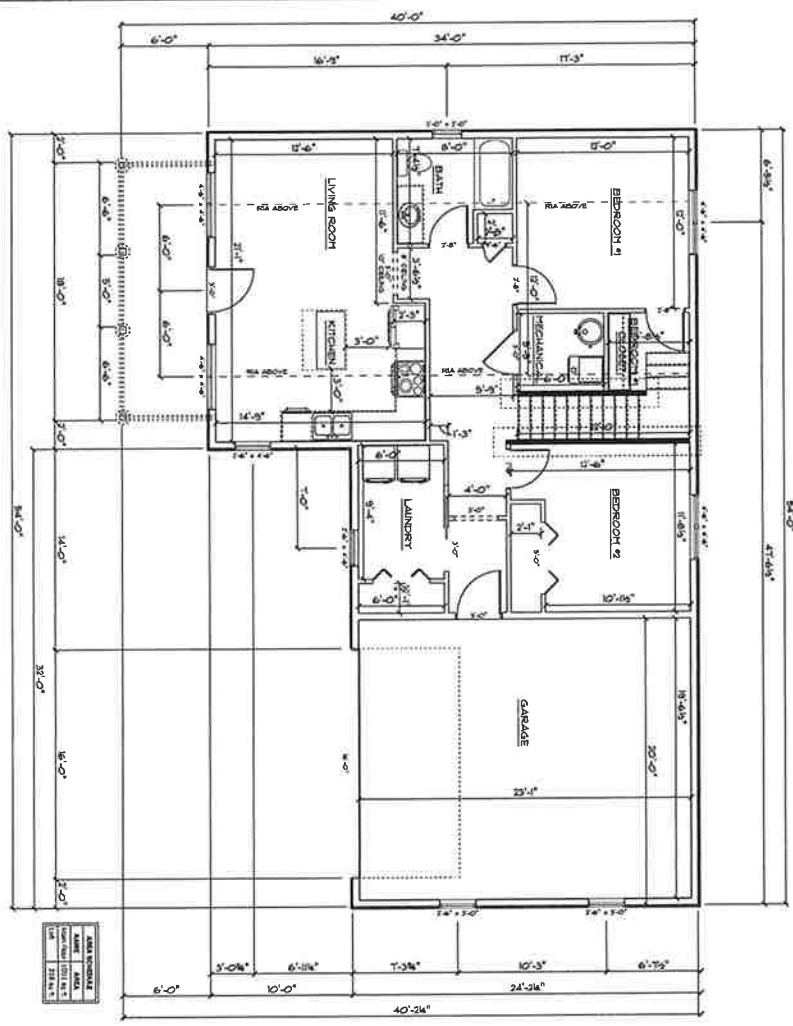
[Signature]
Property Owner

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

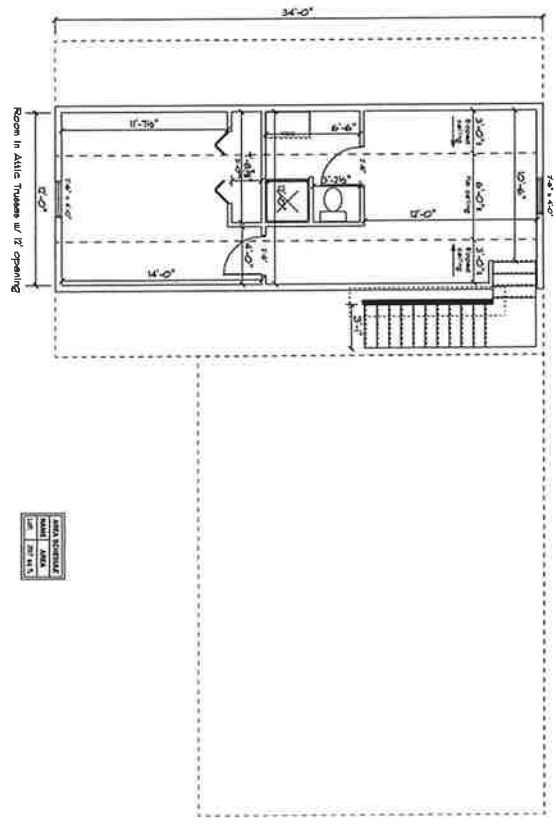
Jessica Hanson
Notary Public
My Commission expires 8/1/25.



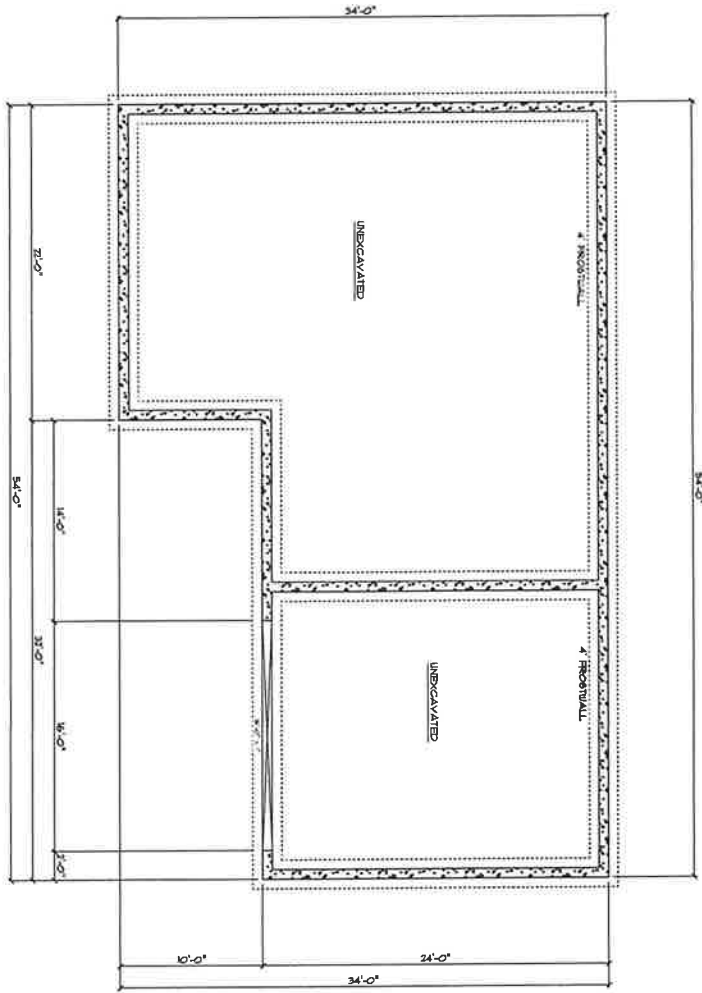
MAIN FLOOR
SCALE: 1/4" = 1'-0"



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



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



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

GRH-L17 2BR 2GRG

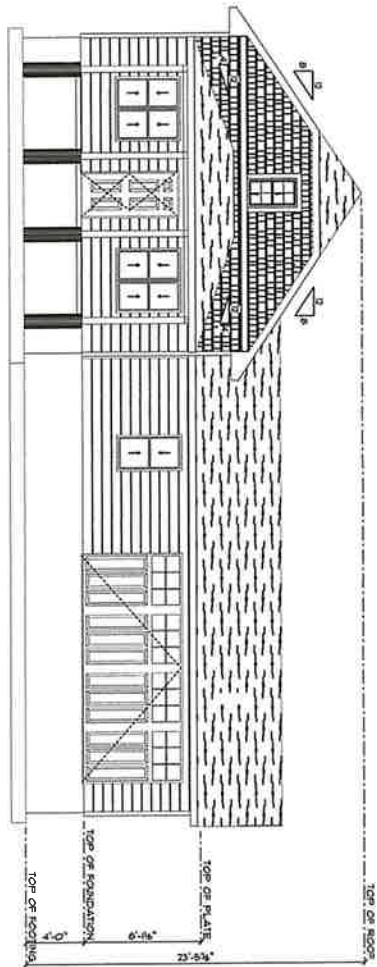
BEAVER BUILDERS' SUPPLY
 866-526-3222
 86659 Bulsters Ct
 Homer, VT, 54836

NOT TO SCALE: These plans have been prepared by a designer and not a registered architect or engineer. No separate engineering has been done and the owner shall consult the contractor as an architect or engineer for these plans and provide adequate foundation and structural details. The owner is the approval authority for these plans and shall provide the necessary permits and approvals. The contractor is responsible for obtaining all necessary permits and approvals. The contractor is responsible for providing the plans to all subcontractors.

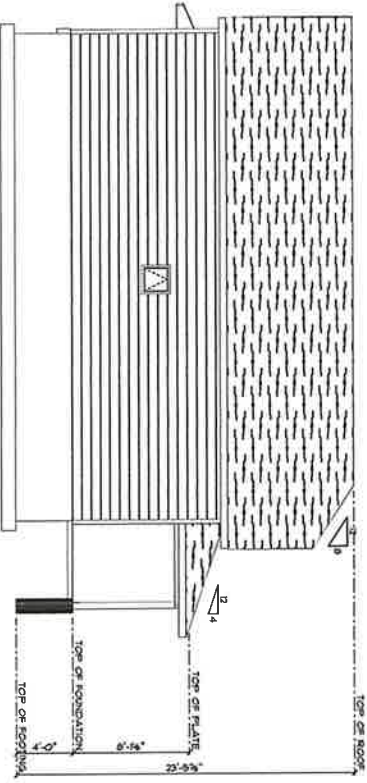
SCALE: 1/4" = 1'-0"
 DRAWN BY: Ryan L.
 DATE: 3/3/2023



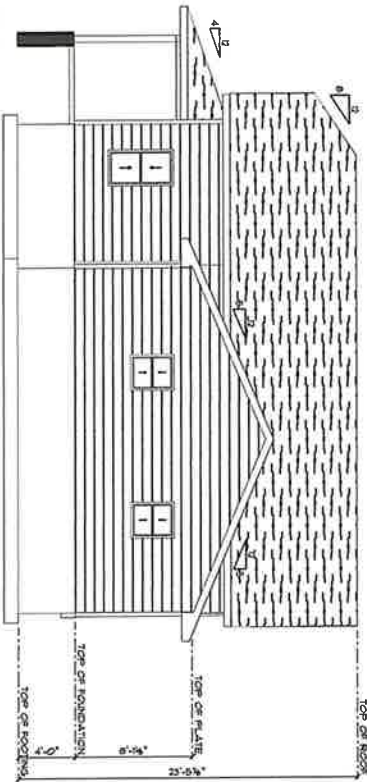
Owner / Contractor final plan approval:
 Date _____ Sign _____



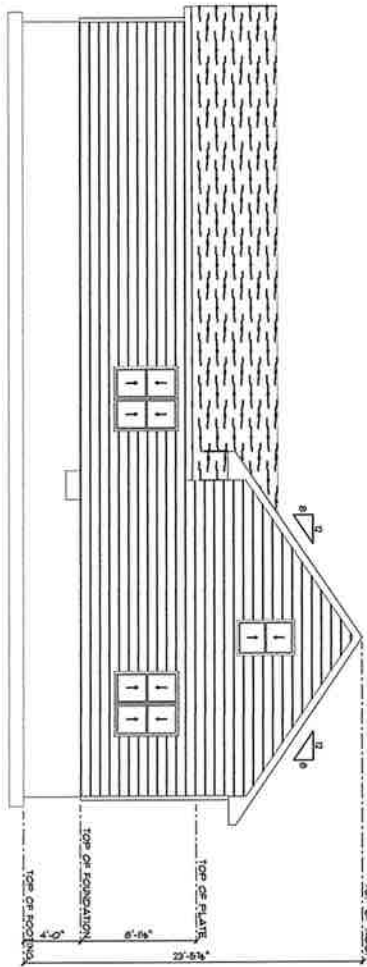
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

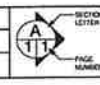


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

Owner / Contractor final plan approval:
Date _____ Sign _____



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

BEAVER BUILDERS' SUPPLY
18030 Builders Ct
Hudson, NY 12534
608-679-3527

GRH-L17 2BR 2GRG

DATE	
REVISION	



RIVERCREST DR

MORMON COULEE RD

61

14

14/61

RIVER RUN RD

MARIAH D

MARIAH D

OLD TOWN

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](#)

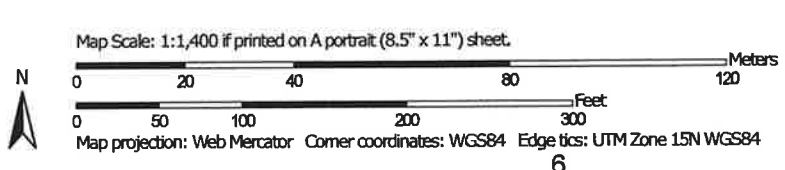
ZONING INFORMATION
R6 - Special Multiple
[Link to Zoning Ordinance](#)

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

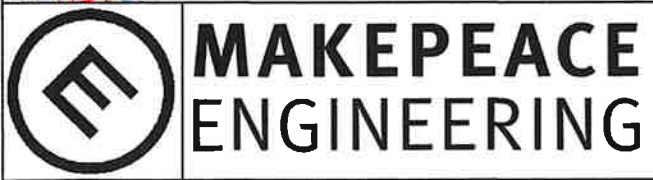
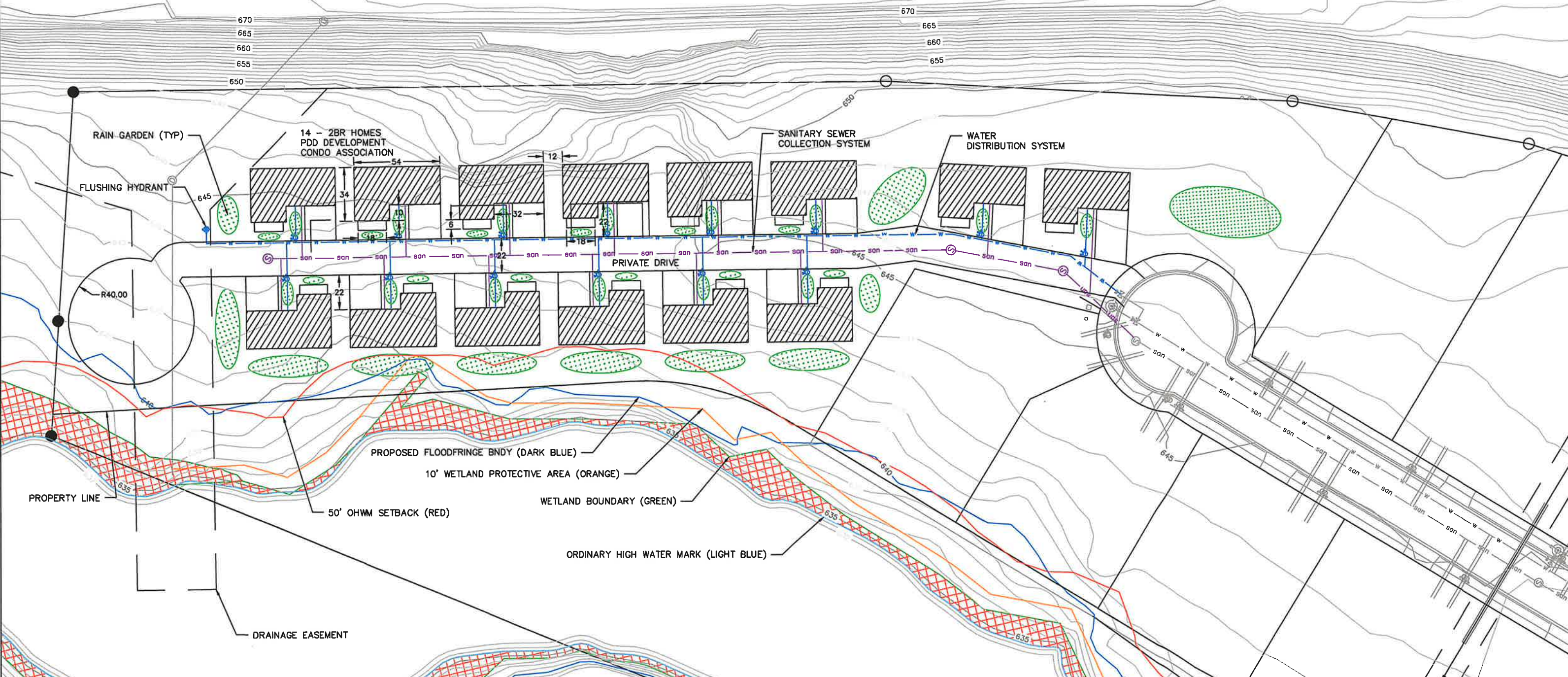
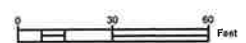
POPULATION

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