

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
July 3, 2017**

➤ **AGENDA ITEM – 17-0547 (Andrea Schnick)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Traditional Neighborhood District - General allowing for rental housing at 2008, 2012, 2018, 2024 Campbell Rd. and 303, 307 21st St. N.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Marvin Wanders is petitioning the City to rezone 6 properties from R-1 Single Family to Traditional Neighborhood Development General. Mr. Wanders plans to combine lots for construction of multi-family property consisting of 8 1-bedroom and 16 2-bedroom townhouses for a total of 24 residences with 24 attached garages. Land assembly of these properties has occurred over the last 10 years. Current assessed value of the 6 properties is \$479,800.00. Estimated project cost of townhouses is \$3,828,589.00.

The TND ordinance is generally a custom zoning district intended to allow for area standard flexibility to match more traditional neighborhoods where historic structures are closer to the street and alleyways allow for rear vehicular access among other things. The TND zoning process requires an initial General Development Plan for the public to review (hearing) and for the Planning Commission and Council to act upon, establishing the basic right of the applicant to use the property for the applied for land use. TND zoning is then completed when the applicant submits a Final Implementation Plan, showing more detailed and finalized site and architectural plans.

In order for the Planning Commission and Council to act on the TND General Development Plan, the following is needed by the applicant pursuant 115-403 of the City's Code of Ordinances explicitly lists the guidance in Wis. Stats. 66.1027 and UW Extension's Model Ordinance for Traditional Neighborhood Development as the principal documents to guide City decisions on TND applications. The Associated Legislative Council Information Memorandum on TND actions provides the administrative interpretation relative to the TND enabling legislation intent, noting TND's favor compact, mixed use neighborhoods, modeled after pre-World War 2 development patterns.

According to these guiding documents, in order for the City to enact legislation approving a TND, the model ordinance recommends the City require a General Development Plan (GDP) along with the application for rezoning. While these guidelines are discretionary, the Planning Department recommends at a minimum, the

submittal show a site plan and the intended development and architectural style representing the Traditional Neighborhood Development Model Ordinance intent. The content of the GDP should include a significant amount of information relative to the intended development of the property, including; a conceptual site plan, a conceptual storm water management plan, a site inventory showing all natural features on the site, a conceptual contour/grading plan, identification of architectural styles to be constructed on site (representing the intent of the TND based on historic and/or compact mixed use styles) and covenants and/or maintenance agreements to be employed on the site.

➤ **GENERAL LOCATION:**

Grandview-Emerson Neighborhood, across Campbell Road from Mitchell Hall on the University of Wisconsin – La Crosse campus. See attached **MAP PC17-0547**.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

This item was referred for 30 days by the Plan Commission and the Common Council in June 2017.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Land Use plan from the Comprehensive Plan indicates 4 of the 6 parcels in this development to be “medium intensity retail, office, or housing” and the remaining 2 to be Single Family Residential. The acreage of the Single Family Residential lots is 0.103 and 0.063.

➤ **PLANNING RECOMMENDATION:**

The Grandview-Emerson Neighborhood Association has requested adherence to the following conditions for their support of this project:

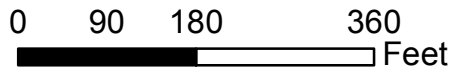
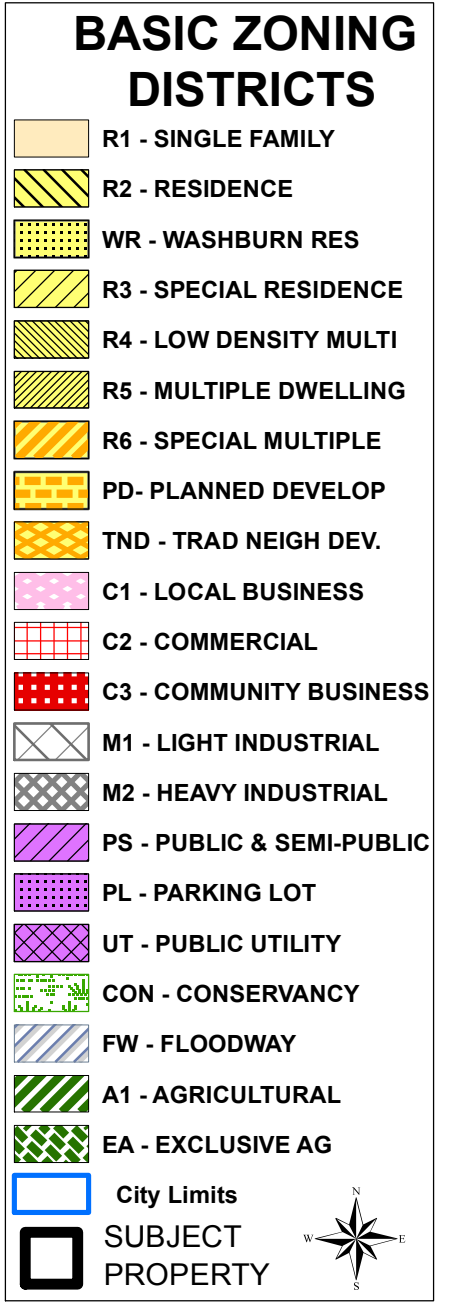
- Design elements that will fit the historic character and scale of the neighborhood
- High quality construction materials and building standards that will ensure structural longevity
- Adequate off-street parking and traffic safety provisions for Emerson Elementary students
- Aesthetic and sustainable land use
- Management policies and practices that are responsive to neighbors’ concerns.

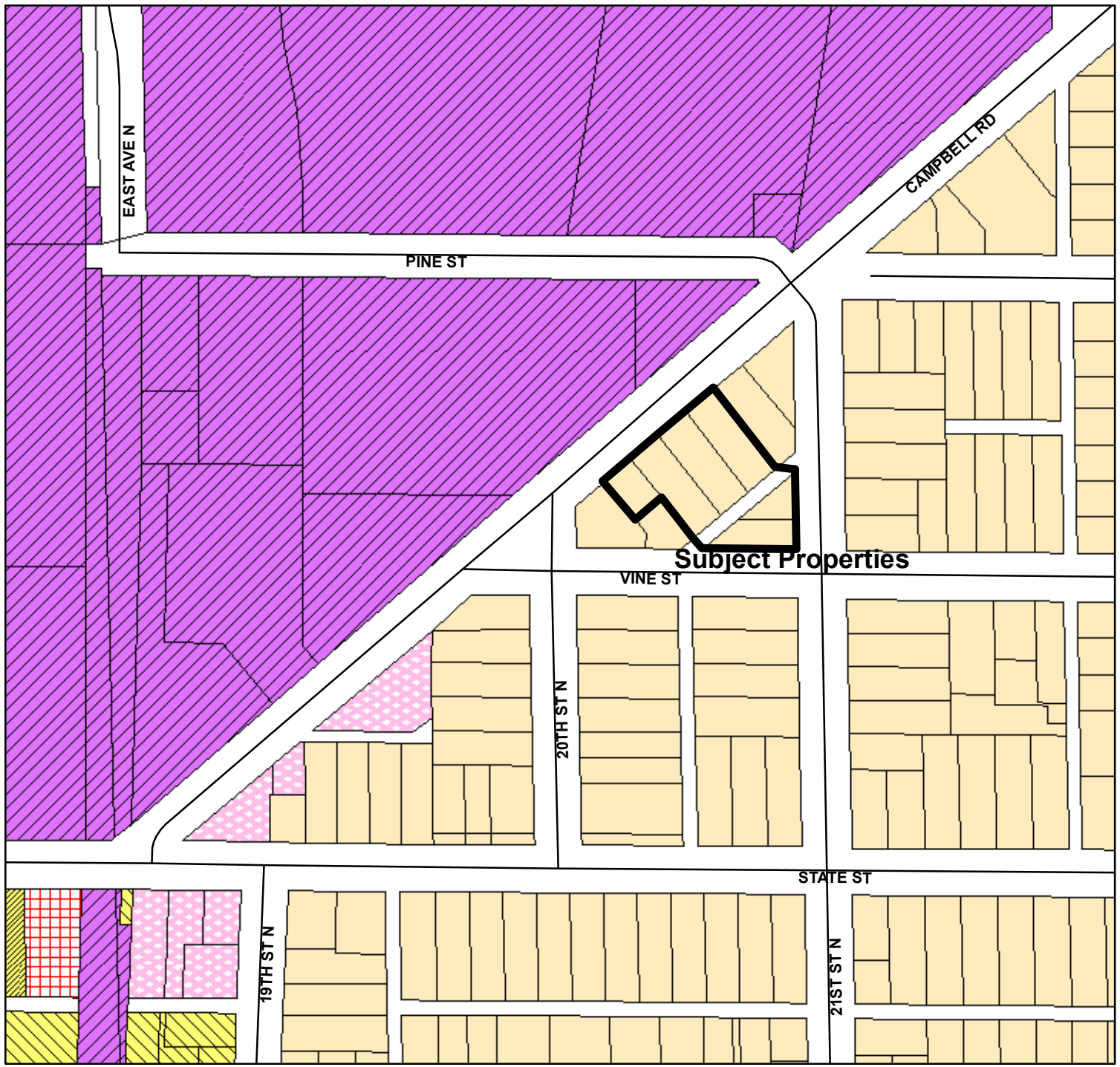
Design elements, construction materials, off-street parking, aesthetics green space and stormwater management will all be addressed during the multi-family design review process, however, the Planning Commission may request specific conditions of the applicants TND-General Development Plan based on the neighborhood input, which will assist the developer in preparing the Final Implementation Plans.

We recommend a meeting between GENA, Mr. Wanders, City Traffic Engineer Matt Gallagher, and a representative from Emerson Elementary School to discuss traffic safety provisions for Emerson Elementary students.

We recommend that Mr. Wanders continue to meet with the GENA to consider the issue of management policies and practices of concern to the neighborhood and how the developer will address these concerns.

This application is recommended for approval with the above recommendations.





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

