

Craig, Sondra

From: Elsen, Nikki
Sent: Thursday, April 13, 2023 2:35 PM
To: Craig, Sondra
Subject: FW: 23-0299 - 213 Rose St rezoning request
Attachments: Additional Information With Exhibit.pdf

From: Trane, Andrea <tranea@cityoflacrosse.org>
Sent: Wednesday, April 12, 2023 1:57 PM
To: ZZ Council Members <ZZCouncilMembers@cityoflacrosse.org>
Cc: Acklin, Tim <Acklint@cityoflacrosse.org>; Kuhlman, Lewis <kuhlmanl@cityoflacrosse.org>
Subject: 23-0299 - 213 Rose St rezoning request

Dear Council Members,

I've been asked to clarify to a statement made by staff during J&A to all Council members and also provide additional information on this item. That additional information on the project was received from the applicant earlier today and has been attached to the legislation. I'm also including it with this email.

During J&A, it was asked if Board of Zoning Appeals would be the final step before the applicant can build, however, in addition to BOZA for any floodplain variance requests, this project would have to come back through the Council cycle for TND – Specific rezoning. The applicant would have to go through BOZA and design review before then. Therefore, if there are additional issues to be worked through, they could be addressed in the specific rezoning process. For this rezoning petition, you are reviewing a general concept. All Traditional Neighborhood Development needs to go through a TND – Specific rezoning—this requirement is not new or special to this project. La Crosse [adopted](#) the State's TND model code by reference rather than codifying it, so the process is a bit opaque and I can understand the confusion. We use the Planned Development District process of approval for TND, which calls for a general plan and specific plan. Based on the requirements of [Sec. 115-156\(e\)\(2\)c.](#), the TND – Specific rezoning will require the applicant submit the following:

1. *A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed-use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.*
2. *A legal description of the boundaries of lands included in the proposed Planned Development District.*
3. *A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.*
4. *The location of public and private roads, driveways and parking facilities.*
5. *The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single-family attached or detached residential projects).*
6. *The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.*
7. *The type, size and location of all temporary advertising signs and permanent entrance features or signs.*
8. *Detailed landscaping plans including plant listings.*
9. *Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects).*

10. *The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.*
11. *The existing and proposed location of all private utilities or other easements.*
12. *Characteristics of soils related to contemplated specific uses.*
13. *Existing topography on-site with contours at no greater than two-foot intervals City Datum.*
14. *Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.*
15. *If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.*
16. *All restrictive covenants.*
17. *Proposed erosion control plan and final grading plan in conformance with article II of chapter 105.*
18. *All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan.*

Regarding the variance request, the applicant's cover letter states:

Finally, much of the parcel is within the 100-year flood plain. There is no Floodway within the project area, just Flood Fringe. The City of La Crosse Flood Fringe Zoning Ordinance requires 15' of land one foot above the Base Flood Elevation extending in all directions for the structure.

*The structure will be constructed on fill such that the first floor elevation is at or above the Flood Protection Elevation, and the Lowest Adjacent Grade will be constructed at 1' or more above the Base Flood Elevation. However **extending land at that elevation for 15' in all directions is not possible**, as it would require fill to be placed on neighboring properties, or a reduction of the proposed building width to no more than 70 feet, which is too narrow for 12 units. Extending 15' to the front would require a 15' front yard, which, due to building depth requirements is also not feasible for this project.*

It is important to note that the 15' of land is a La Crosse City Ordinance requirement, but is not a Federal/FEMA requirement. The City Council may reduce or eliminate this requirement, and has done so numerous times in the area in order to allow/encourage development that is otherwise compliant with flood fringe development standards.

Again, the development will be fully engineered in order to protect neighboring properties, and the development will bring the building itself as well as most or, or all, of the parking area up out of the floodplain, Upon construction, the owner will likely file a LOMR-F to formally have the parcel removed from the flood plain.

Specifics about the variance requests may be best addressed by CRM. Almost everything that could be built on this parcel would have to deal with floodplain issues, so this issue is not unique to this project.

Anything else that was called a "variance" meant something other than the BOZA process. This project was previously approved through R5 rezoning. However, the development could not meet the requirements of R5, hence the petition to rezone to TND because the standards of R5 do not apply in TND. They're not asking for waivers or variances, just explaining the reason for the rezoning.

Regards,
Andrea

Andrea D. Trane
Director of Planning, Development and Assessment
tranea@cityoflacrosse.org

608-789-8321
400 La Crosse Street
La Crosse, WI 54601

Additional Info with Exhibit

James Makepeace, P.E.
Makepeace Engineering LLC
200 Mason St. #15
Onalaska, WI 54650

April 4, 2023

Mayor Reynolds and the La Crosse City Council,

On behalf of my client North Side Properties LLC, enclosed, as requested, please find additional project details for our TND General Petition at 213 Rose Street, La Crosse, WI 54601. The requested items are in italics, with our responses in bold.

1. *Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.*

0.32 Acres	Total Area
0.07 Acres	Open Space
20%	Open Space

The project will construct a 12-unit apartment building on the parcel, which is already zoned R5 Multiple Dwelling District. All units will contain one bedroom. Average expected occupancy will be 1.25 residents per unit, or 15 residents total.

The parcel is already served with city sewer and water, although larger services will need to be stubbed into the lot from Rose Street.

2. *A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.*

The estimated value of the structure and site improvements is \$1,320,000.00.

3. *A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.*

The property will be owned by North Side Properties, LLC. The property will be managed by Reliant Real Estate Services, an established real estate management company in La Crosse, Wisconsin.

4. *Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.*

Requested waivers include waivers include:

- **Section 115-146 (c)(1) Front yard requirements of minimum 20' or average of structures on each side. We propose to place the building approximately 2-3' from the front property line.**
- **Section 115-146(c)(3) Side yard requirement of 7'. We propose a side yard of 4-6'.**
- **Section 115-146(c)(4) Minimum Lot area of 1,500 square feet per family. We propose to provide 1,178 square feet of lot area per unit.**

5. *The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.*

July 1, 2023 Commence construction

June 30, 2024 Complete construction

6. *A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.*

Please see Preliminary Site Plan provided previously.

7. *A legal description of the boundaries of lands included in the proposed Planned Development District.*

Lots 3 and 4, Block 1, Coster's Addition to the City of La Crosse.

8. *A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.*

The proposed development will complement the land uses of the surrounding properties. Parking will be provided in the rear of the parcel. The number of parking stalls provided will exceed that which is required by City of La Crosse ordinance. Access to the parking lot will be through the existing alley.

Since adjacent parcels are below the Base Flood Elevation and this structure will be above the flood protection elevation, the proposed development will be several feet higher than the adjacent parcels. Through careful and detailed engineering, all stormwater will be controlled and will not be allowed to cross property lines.

As a brand-new structure, rents will be around \$850/month. Tenants will be required to pass income qualification standards. The residents of this structure will tend to be unmarried adults with steady jobs and income.

9. *The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.*

Common storage for bicycles will be provided behind the building. The project is located in North La Crosse, near to Copeland Park, which provides adequate, and uncrowded, open space nearby. Elementary schools are also nearby. No drainageways affect this parcel.

10. *Characteristics of soils related to contemplated specific uses.*

Soils consist of fairly clean sand. Additional clean sand will be imported, to raise grade at the building to the Flood Protection Elevation.

11. *Existing topography on site with contours at no greater than two-foot intervals City Datum where available.*

Please see the attached revised preliminary site plan which includes existing elevation contours.

12. *General landscaping treatment.*

The site will be finished in lawn turf, stone mulch, shredded bark mulch, and decorative plantings, meeting ordinance requirements.

Additional material. Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:

1. *Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:*
 - (i) *The approximate number of dwelling units proposed by type of dwelling and the density*

The proposed development will include a 12-unit, 12-bedroom apartment building, with an anticipated 15 residents when full.

- (ii) *The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.*

The asphalt pavement parking lot will be located in the rear of the parcel. Concrete sidewalks will connect the building to the paved parking lot. The parking lot will meet or exceed minimum dimensional requirements for parking stall widths, depths, and drive aisles. Any proposed signs will meet ordinance requirements.

Should any further information be needed, please don't hesitate to reach out to us.

Sincerely,
James Makepeace, P.E.

Encl

ZONING INFORMATION
 CURRENT ZONING: RS
 PROPOSED USE: MULTIPLE DWELLING
 PERMITTED: YES
 EXISTING: 6,043 SF
 PROPOSED: 11,348 SF
 TOTAL: 14,130 SF

BEL
 645.4'
 115.4'
 61.4'

OWNER
 NORTH SIDE PROPERTIES LLC
 439 CENTRAL ROAD
 LA CROSSE, WI 54603

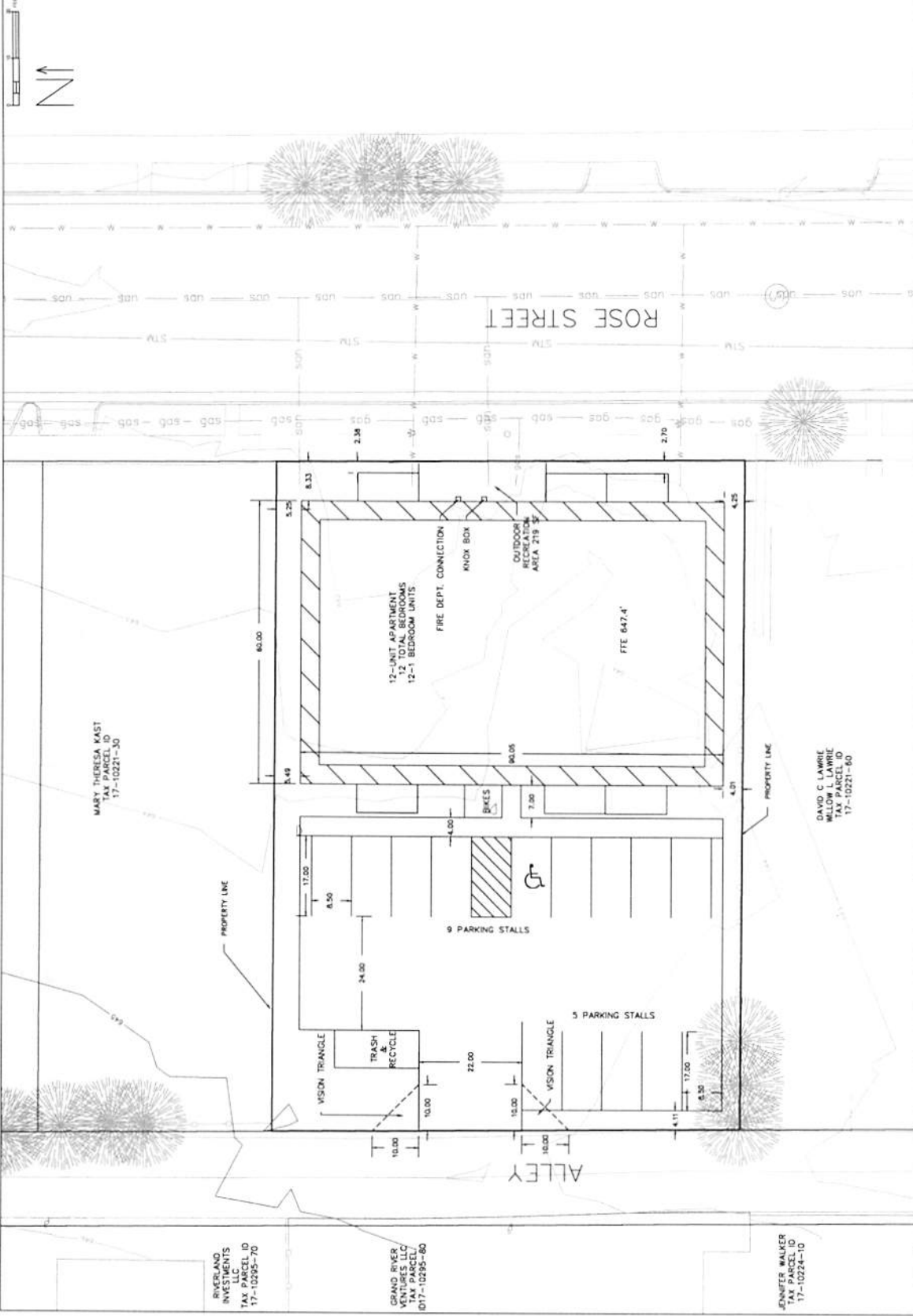
CONTRACTOR
 TBD

DESIGNER
 MAKEPEACE ENGINEERING LLC
 200 MASON ST #15
 ONALASKA, WI 54650
 608.881.6030

LEGAL DESCRIPTION
 LOT 3F, 50' X 142.5'
 LOT 4F, 50' X 142.5'
 COASTER'S ADDITION LOT 4 BLOCK 1
 LOT 5Z, 50' X 142.5'

PROJECT ADDRESS
 213 ROSE STREET
 LA CROSSE, WI 54603

BENCHMARK
 TBM



RIVERLAND INVESTMENTS LLC
 TAX PARCEL ID 17-10295-70

GRAND RIVER VENTURES LLC
 TAX PARCEL ID 017-10295-60

MARY THERESA KAST
 TAX PARCEL ID 17-10221-30

DAVID C LAWRIE
 TAX PARCEL ID 17-10221-60

JENNIFER WALKER
 TAX PARCEL ID 17-10224-10

	MAKEPEACE ENGINEERING	200 MASON STREET #15 ONALASKA, WI 54650 608.881.6030	NORTH SIDE PROPERTIES LLC	213 ROSE STREET LA CROSSE, WI, 54603	03/03/2023	DATE	REVISION	1
							add missing outcours	1

PRELIMINARY SITE PLAN