

James Makepeace, P.E.  
Makepeace Engineering LLC  
816 2<sup>nd</sup> Av S, Suite 800  
Onalaska, WI 54650

January 29, 2019

**Tim Acklin, Senior Planner**  
**City of La Crosse**  
**400 La Crosse Street**  
**La Crosse, WI 54601**

Mr. Acklin,

Enclosed, please find a Rezoning Petition for Tom Coleman's Hawk's Nest Project. The parcel is currently zoned single family residential, which doesn't allow apartments, nor does it allow accessory structures as large as the garage Mr. Coleman is proposing. Mr. Coleman is proposing to transfer to TND Zoning District.

We request the following waivers to the Multi-Family Design Standards:

1. Waiver of the required 15' buffer from the building to the parking lot.

As the City of La Crosse runs out of available, easily developable land, developers have the challenge of fitting necessary improvements adequate to serve their development onto tighter and tighter spaces. In order to meet the density necessary to justify the project and provide all the necessary parking, storm water treatment, bicycle parking, common areas, etc, and also maintain reasonable slopes, this buffer must be reduced to 6-14' on the front of the building. The parking lot on the side must abut the.

2. Waiver of the prohibition of parking closer to the street than the building.

Again, space constraints require parking on the side of the building. Rather than have that parking on the north side of the building, with a longer access and more risk of collision with cars and building, the developer prefers the parking be on the south side of the building.

We request the following waivers to the Zoning Ordinance:

1. Waiver of the prohibition of accessory structures larger than 1,000 square feet.

Many recent multi-family projects have been constructed with garage buildings in excess of 1,000 square feet. Many renters prefer inside parking as an option, but find detached garages more appealing than attached garages. The garages proposed here are in response to demand.

Sincerely,  
James Makepeace, P.E.  
Makepeace Engineering LLC