

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 2, 2019**

➤ **AGENDA ITEM – 19-0039 (Jack Zabrowski)**

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 Residence District to the Traditional Neighborhood District – Specific allowing multi-family development at 1440 State Road 16.

➤ **ROUTING:** J&A 2-5-2019

➤ **BACKGROUND INFORMATION:**

The applicant is proposing a change of zoning on the property at 1440 State Road 16 from R1-Single Family to TND-Traditional Neighborhood Development. This change would allow the applicant to build a 24 unit, 36 bedroom apartment building with separate 12 stall parking garage. Applicant is requesting 3 waivers to design standards: 1) exception of the required landscape buffer between building and parking be reduced from 15 to 6-14 feet. 2) Parking be allowed to be closer to the road than building. 3) Accessory structure (garage) be allowed to exceed 1000 square feet.

➤ **GENERAL LOCATION:**

1440 State Road 16, 1000 feet south of the intersection of Gillette St/ County Highway B and State Highway 16, across Highway 16 from Trees Today Nursery.

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed development would be in agreement with the comprehensive plan. The future land use map of the comprehensive plans specifies that this area be used for High Intensity Retail, Office or Housing.

➤ **PLANNING RECOMMENDATION:**

Planning staff is comfortable granting the three requested waivers: the requirement for a 15' landscape buffer § 115-512(d) is being accommodated by a 6-14 foot buffer. Staff will work with the applicant to complete a final Landscaping Plan to incorporate required plantings into the reduced landscaped buffer. The requirement that the building be closer to the road than parking § 115-512(b) is only applicable to approximately 2-3 parking spots and can be waived due to the small number of spots

and they are proposed to be partially screened from Sunset Ct. The accessory structure maximum square footage restriction of 1,000sqft §115-390(2) (c) can be waived due to the applicants effort to provide parking garages for 12 tenants on premises. **Planning staff recommends approval with the requested waivers and subject to the following condition; the applicant must complete the design review process, including submittal and approval of a Landscape Design Plan by the Design Review Committee.**