

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.*

<b>0.32 Acres</b>	<b>Total Area</b>
<b>0.07 Acres</b>	<b>Open Space</b>
<b>20%</b>	<b>Open Space</b>

**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.**

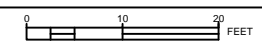
(ii) *The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.*

**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: R5  
 PROPOSED USE: MULTIPLE DWELLING

CONDITION	IMPERVIOUS	PERVIOUS	TOTAL
EXISTING	9,045 SF	5,085 SF	14,130 SF
PROPOSED	11,346 SF	2,884 SF	14,130 SF

**BFE**  
645.4'

**EPE**  
647.4'

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

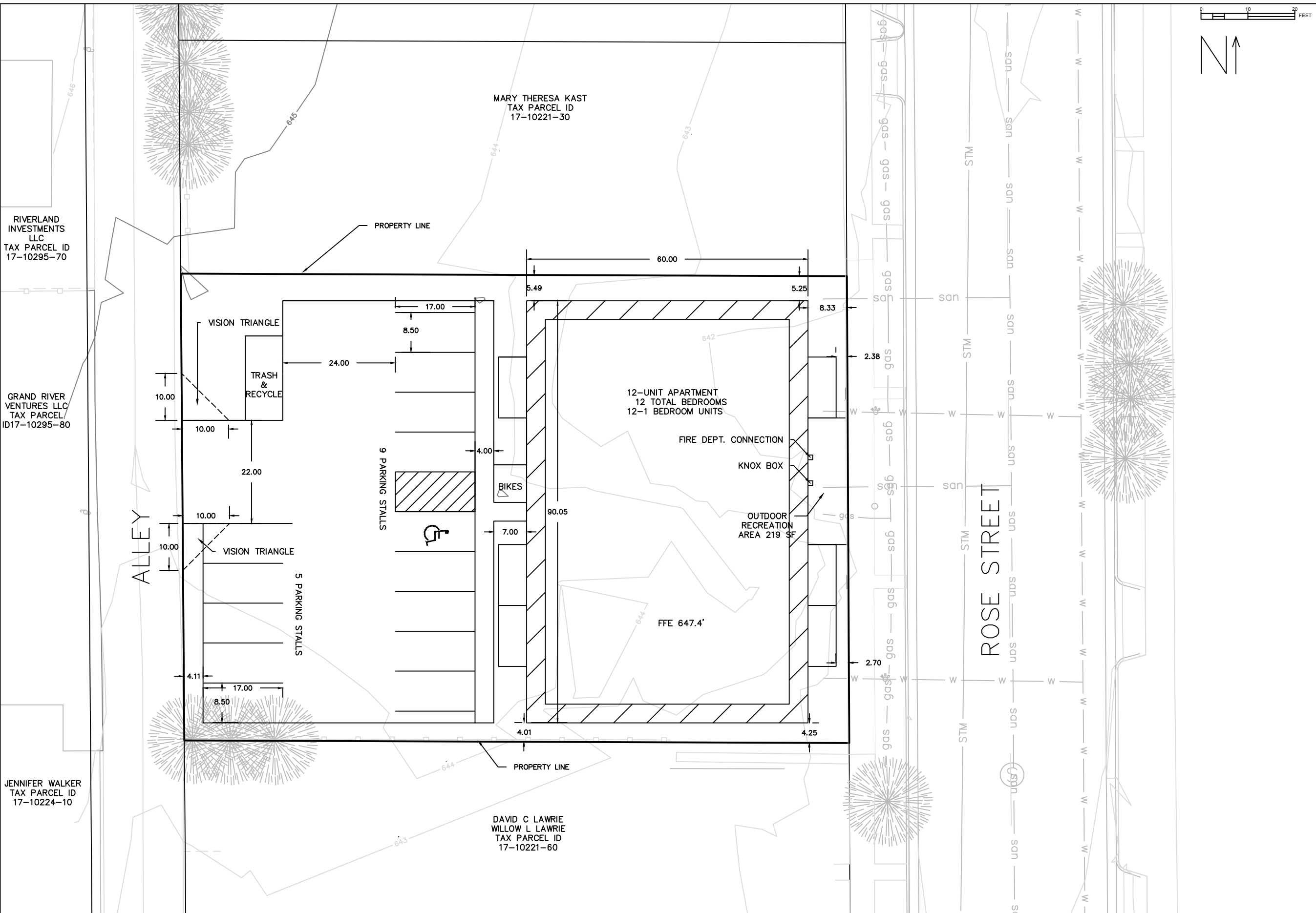
**CONTRACTOR**  
TBD

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

**LEGAL DESCRIPTION**  
COSTER'S ADDITION LOT 3 BLOCK 1  
LOT SZ: 50 X 142.5  
COSTER'S ADDITION LOT 4 BLOCK 1  
LOT SZ: 50 X 142.5

**PROJECT ADDRESS**  
213 ROSE STREET  
LA CROSSE, WI, 54603

**BENCHMARK**  
TNH



<b>MAKEPEACE ENGINEERING</b> 200 MASON STREET #15 ONALASKA, WI 54650 608.881.6030	NORTH SIDE PROPERTIES LLC 213 ROSE STREET LA CROSSE, WI, 54603	03/03/2023	PRELIMINARY SITE PLAN	DATE	REVISION	1
				04/10/2023	add existing contours	