

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 3, 2019**

➤ **AGENDA ITEM – 19-1155 (Tim Acklin)**

Request of Gerrard Corporation for an Exception to Multi-Family Housing Design Standards allowing a waiver of driveway and landscape buffer standards for new development project at 1002-08, 1010 and 1016-20 Vine St. and 234, 226-228 10th St. N.

➤ **ROUTING:** CPC 9/3/19; J&A 9/3/19

➤ **BACKGROUND INFORMATION:**

The applicant is requesting two waivers of the City's Multi-Family Design Standards for the properties depicted on attached **MAP PC19-1155**. The applicant has spent the last several years acquiring these parcels in order to build a 21-unit, 60 bedroom apartment building. During preliminary review of the project through the Multi-Family Design Review process two standards were identified that the applicant needed to obtain a waiver for. They are:

1) Section 115-512 (c) Properties served by an alley will not be allowed a driveway connecting to the street.

The applicant is requesting a driveway off of 10th Street N for entering and exiting their parking lot that will serve approximately 41 of their parking spaces. The remaining 19 spaces will be served by the existing alley.

2) Section 115-12(d) Parking areas shall be separated from primary buildings by a landscaped buffer at least 15 feet in width.

The applicant is proposing a landscaped buffer just over 8 feet.

The applicant has stated that these waivers are needed in order to meet the off-street parking requirement.

➤ **GENERAL LOCATION:**

Southeast corner of 10th and Vine Streets.

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

The Design Review Committee conducted a preliminary review of the plans at their August 9, 2019 Meeting and recommended that these standards be approved for exemption from the Common Council

The Common Council approved Conditional Use Permits for the demolition of residential structures on these parcels for a multi-family development at their January 2017 and March 2018 meetings.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

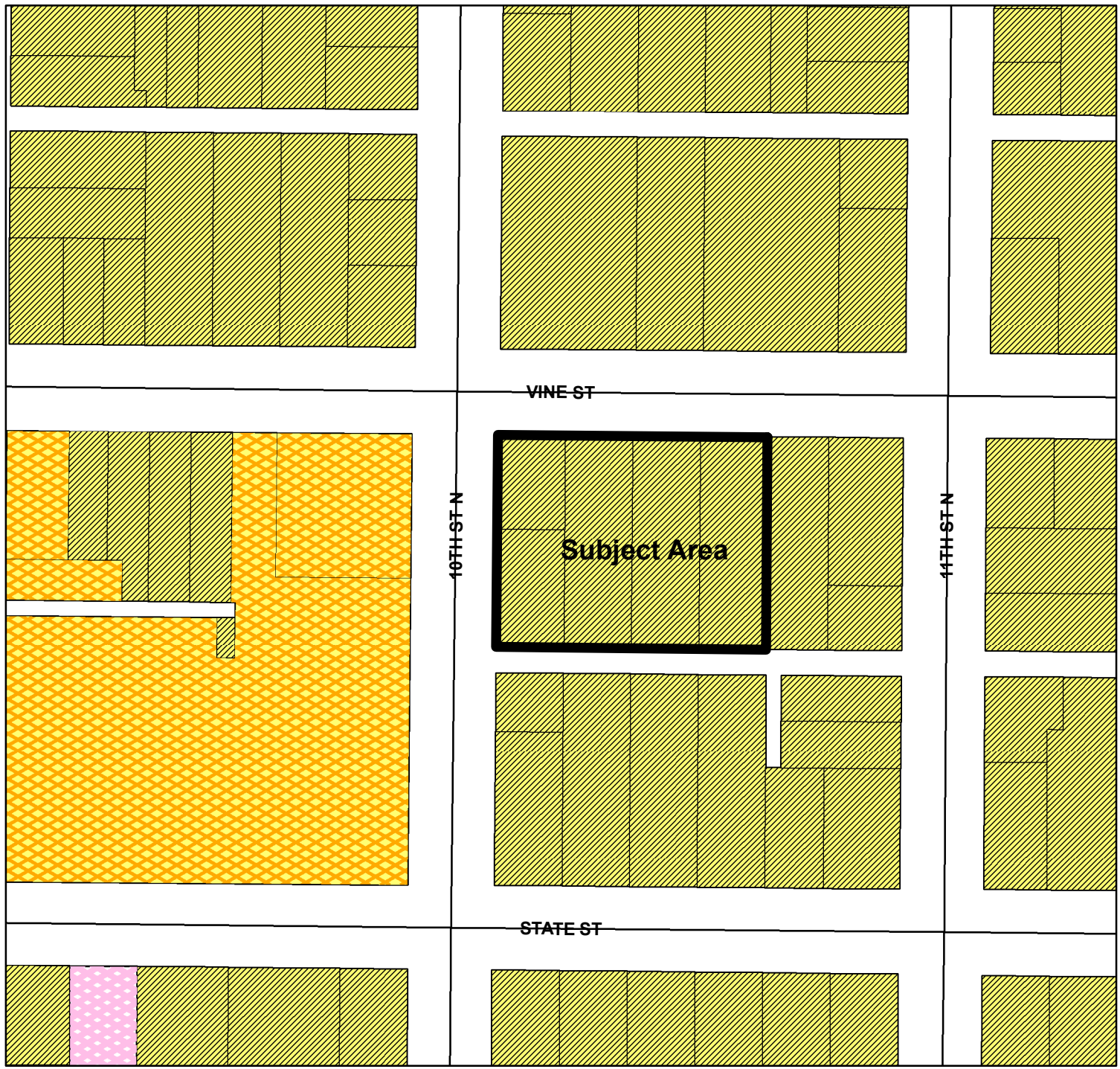
The Future Lane Use Map depicts these parcels as Traditional Neighborhood Development which would include multi-family developments

➤ **PLANNING RECOMMENDATION:**

Staff does not have any concerns with allowing a driveway off of 10th Street N for access into their parking lot. There are currently 2 existing driveways to these parcels, both off of 10th Street N. The applicant would like to eliminate one of them and move the other one to the north. They are still utilizing the existing alley to access their parking lot and allowing them this additional access point will allow them to meet their off-street parking requirement which has been a concern from other property owners in this neighborhood.

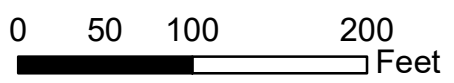
Staff does not have a concern with reducing the 15ft landscaped buffer requirement to no less than 8ft as depicted in their attached plans. The applicant is providing more than enough landscaping and greenspace on the rest of the site that will significantly reduce the hardscaped appearance of the project.

This item is recommended for approval per the submitted plans.


























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
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