

Agenda Item 23-0299 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple Dwelling District to the Traditional Neighborhood District-General allowing for a 12-unit multi-family residential building at 213 Rose Street.

General Location

Council District 3, Logan Northside and Depot Neighborhood Association. Located on Rose Street between Car and Monitor Streets as depicted on attached Map PC23-0299. Adjacent uses include various residential types to the north and east across Rose Street and commercial/retail to the south and west across the alley.

Background Information

The applicant is requesting a rezoning to construct a two-story, 12-unit apartment building on the site. Each unit will have one bedroom. The parking lot for the building is accessed off the adjacent alley to the west and consists of 14 off-street parking spaces. This includes one ADA parking space.

The applicant is requesting Traditional Neighborhood Development-General zoning to request several waivers from several zoning code requirements. These include:

- 1) Current zoning of R5-Multiple Dwelling only permits one dwelling unit per 1,500sqft of lot area. Due to the size of the parcel this would only permit nine dwelling units. The applicant is proposing to construct twelve.
- 2) Building setbacks. R5- Multiple Dwelling zoning requires buildings to have a side yard setback of at least 7ft and, in this instance, a front yard setback of approximately 15ft. The applicant is proposing side yard setbacks of 5.25ft and 4.25ft and a front yard setback of 8.33ft.
- 3) Floodplain. Due to the parcel's location in the floodplain, there is a requirement of 15ft of fill extending in all directions around the building. Due to the size of the proposed structure in relation to the size of the lot, this would require fill to extend over onto adjacent properties. The applicant is requesting a waiver of this requirement while still engineering it in a way that will remove much of the property from the floodplain and protect the adjacent properties.

Recommendation of Other Boards and Commissions

The Common Council approved this parcel to be rezoned to the R5-Multiple Dwelling District for a 12-unit apartment building at their June 2020 meeting.

Consistency with Adopted Comprehensive Plan

This parcel is depicted as High Intensity Retail, Office and Housing. The density of housing in this category is expected to be greater than 10 housing units per net acre. It allows for mixed- and multiple-land uses, with major consideration given to creating attractive pedestrian spaces and streetscapes and shared or public open spaces. The proposed development has a density of 37.5 units per acre which would make this consistent with the density component of this classification.

In the Hwy 53 Corridor Master Plan this parcel is immediately adjacent to Pulse Node D. This area is recommended to include various residential densities supporting the vitality of the Pulse Node.

Staff Recommendation

Overall staff is supportive of additional density/multi-family development at this location.

Regarding the requested waivers:

- 1) Square Footage. Staff has no concerns with this request. This requirement could be met with R6- Special Multiple zoning however, it would also permit a much greater density than desired. Permitting this waiver with the proposed zoning would keep it at twelve units maximum.
- 2) Setbacks. Staff has no concerns with this request however, staff would expect a high level of architectural design and exterior materials in return especially as these setbacks will make this building more visible from the street and neighboring properties.
- 3) Floodplain. Staff reached out to the City's Floodplain Manager for feedback. They stated the following:

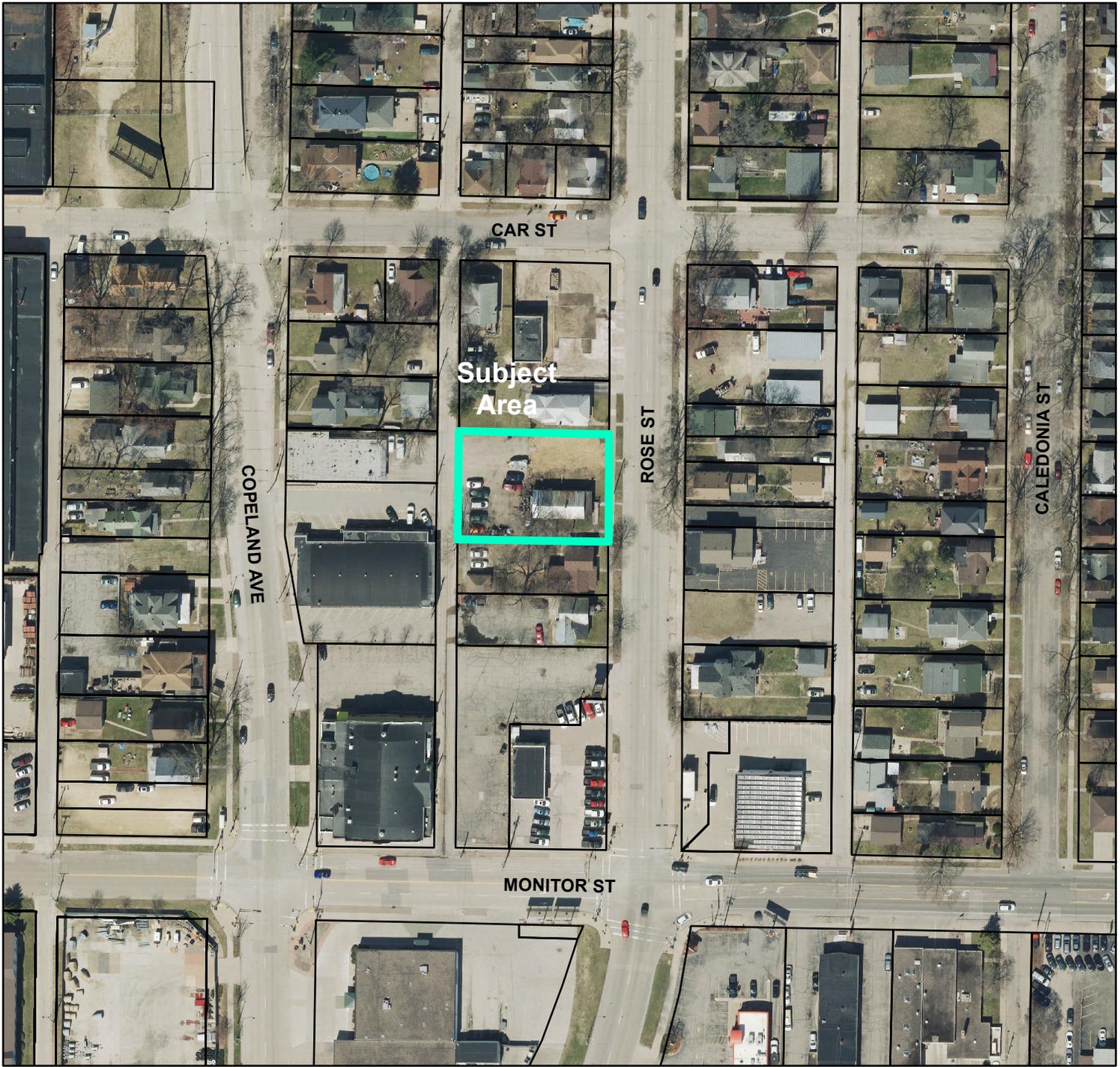
I don't see an issue with this rezoning or the specific floodplain requests that will be forthcoming. One thing I would point out is that the fill extended out 15' is not a City Ordinance as stated in the application, it is a State Standard for development in the flood fringe per WI NR116. The applicant is correct when saying this is not a requirement of FEMA/NFIP. FEMA/NFIP does not have a 15' rule and properties are only required to fill to BFE, not 1 foot above like Wisconsin does. I double checked with the WisDNR who stated that this is an example of a variance being used correctly assuming that all other elevation requirements will be met with this proposed development. From the description and the preliminary site plan, it appears that they will.

Community Risk Management staff indicated that, due to this being a State requirement, it is not a waiver request that can be approved by the Common Council through this rezoning request and must be reviewed by the Board of Zoning Appeals.

Initial plans of the development were included with the rezoning application. Any issues with the plans and compliance with the design standards will be worked through the commercial and multi-family design review process.

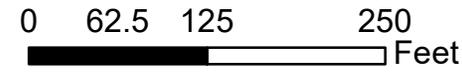
As we are currently reviewing zoning regarding the use of the property for a 12-unit multi-family development, this item is recommended for approval.

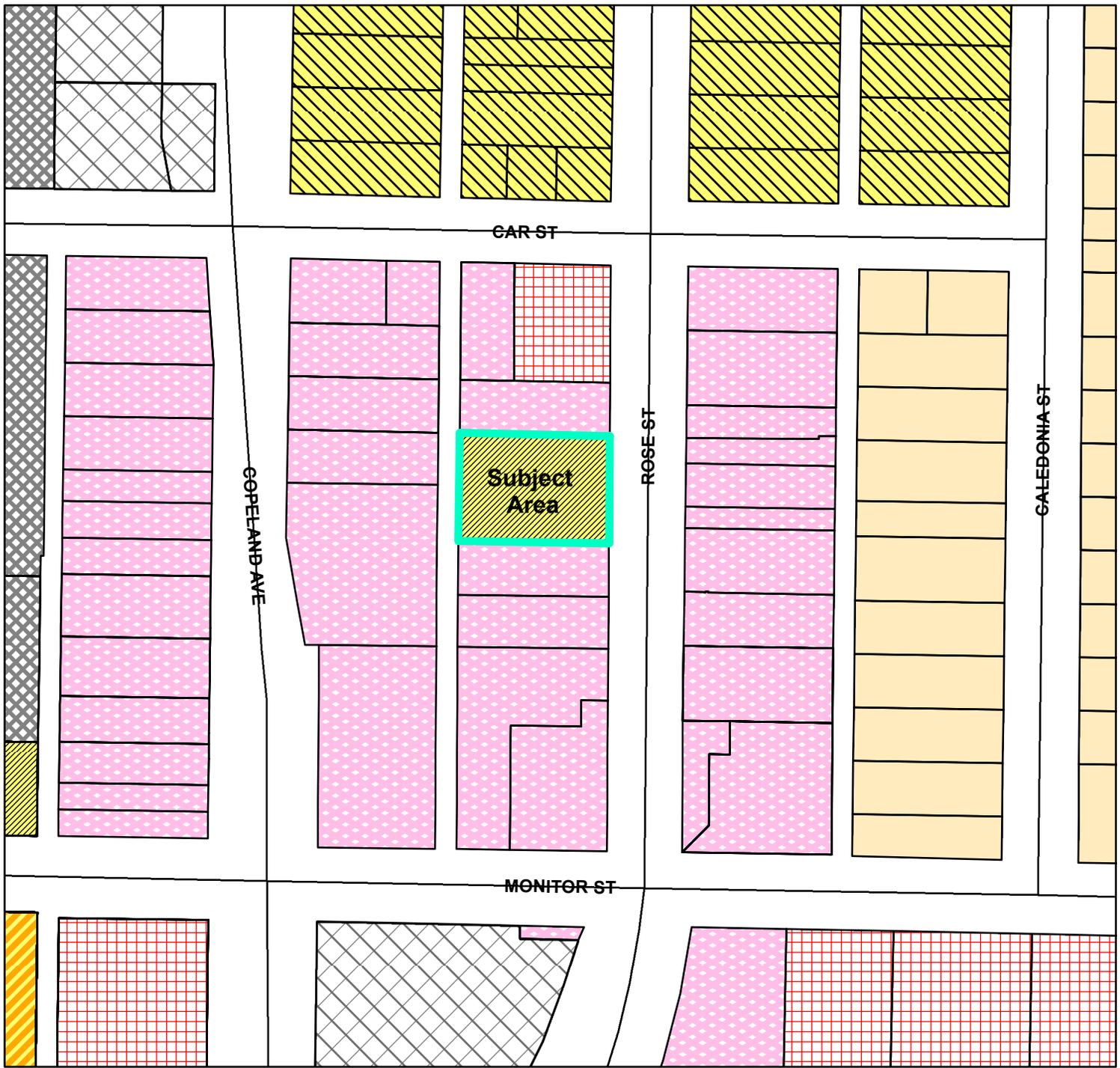
Routing J&A 4.4.2023



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
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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