

September 18, 2019

City of LaCrosse
Attn: Tim Acklin
3rd Floor
400 La Crosse St
La Crosse, WI 54601

RE: Rezone Petition – Farnam Flats

Dear Mr. Acklin

Attached you will find the petition application for a Planned Development District for the project known as Farnam Flats. Wisconsin Statute 66.1027 (1.c) – Definition - “Traditional neighborhood development” means a compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other. Farnam Flats meets this criterion as it will be a 46-unit apartment building with an underground garage and 3763 sq. ft of commercial retail space.

Following the La Crosse Zoning Ordinance, we have included the criteria (*in italics*) and our specific answers/data immediately after the criteria.

Below is a narrative of the project and specific answers/data as outlined in code section 115.156 (e)(c) – Specific Comprehensive Development Plan. *Specific Comprehensive Development Plan 1. A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.* – See attached Site Plan (C.1), Grading and Storm Sewer Plan (C.2) and Notes and Ramp Details (C.3) by G-Cubed and Farnam Flats Multi-Family Apartments Mixed Use Project by CRW Architect Group (Building Plans). Plans show the property layout including building, access locations, greenspace, entrances, connections to public walks and drives and other details showing the use is compatible and functional.

2. *A legal description of the boundaries of lands included in the proposed Planned Development District.* The property is described as All of Lots 157, 158, 159 & 172, Block 15, E.S. Smiths Additions, Located in the SW-SW, Section 5, T15N-R7W; City of La Crosse, La Crosse County, Wisconsin. A copy of the Certified Survey Map is attached for reference.

3. *A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.* To the south is Farnam Street, to the west is 7th Street, to the north is Hood Street and to the east is a 20’ public alley. The primary access to commercial tenant space will be from Farnam Street. The foyer and offices for the apartments will be also be from Farnam street though residents and employees will have access options from

Hood Street and the alley. The underground parking will take access from the alley. Surrounding properties are planned development housing to the south of Farnam Street, traditional R-1 residential lots and houses west of 7th Street, a traditional neighborhood development of apartment north of Hood Street. Along the alley is one lot zoned C2-Commercial and two lots which are traditional R-1 residential lots.

4. *The location of public and private roads, driveways and parking facilities.* All adjacent streets and alleys are public. Onsite parking will be accessed from the alley so there will not be any curb cuts or parking facilities accessed from the public streets. A waiver for off-street parking requirements for Commercial Space and a waiver for all parking on the same lot are requested. Reasoning including a Parking Space Lease are further explained at the end of this document.

5. *The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single-family attached or detached residential projects).* – See the Site Plan and Building Plans for dimensions. A table is located on the Site Plan with adjacent street right of ways and the minimum to be provided.

6. *The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.* Within the project, there is open space located either side of the ramp to the parking garage in the areas depicted for greenspace. The site is within one block of Hamilton School and within two blocks of South Side Neighborhood Center and Poage Park.

7. *The type, size and location of all temporary advertising signs and permanent entrance features or signs.* See attached Building Plans for building signage depicting the building name and addressing. Signage for retail uses will be per City and landlord accepted standards.

8. *Detailed landscaping plans including plant listings.* – See attached Landscaping Plan

9. *Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects).* – See attached Building Plans

10. *The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.* – See attached Grading & Storm Sewer Plans and Notes and Ramp Details. Connections to existing public sanitary sewer, water supply and stormwater facilities are detailed on these plans.

11. *The existing and proposed location of all private utilities or other easements.* Gas, electric and communications lines are available in the adjacent public streets. Locations for the electrical transformer and cabinet and backup generator are depicted on the Grading Plan.

12. *Characteristics of soils related to contemplated specific uses.* The project requires excavation of the material that will become underground parking. This material is sand in nature and will be hauled offsite. The sand base will work well with the building type proposed as well as the retaining walls along the access ramp. A Geotechnical Report from Chosen Valley Testing is attached.

13. *Existing topography on-site with contours at no greater than two-foot intervals City Datum.* There is very little elevation change within the lot but contours are depicted based on City Datum. Spot elevations are shown on the Grading Plan which identify both existing elevations (such as curb that won't be disturbed) and proposed elevations (such as the elevations along the ramp to the underground parking).

14. *Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.* – All adjoining lands are public right of way and lands closest to those are already developed as previously described in part 3 above.

15. *If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.* Project will be constructed in one stage.

16. *All restrictive covenants.* The property will be owned and managed by one entity so there are no required restrictive covenants as they would pertain to future sale of the parcel. Tenants will be subject to leases and City/State/Federal lease requirements.

17. *Proposed erosion control plan and final grading plan in conformance with article II of chapter 105.* See attached Grading Plan and Notes and Ramp Details plans.

18. *All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan.* Noted

d. 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 (i.e., the number of dwelling units proposed per gross and net acre for each type of use).* 46 units within 0.49 acres for a total of 94 dwelling units/acre.

(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.* See Site, Grading and Building Plans.

2. *For Planned Development Districts or portions thereof for which a commercial development plan is proposed, the general development plan shall contain at least the following information:*

(i) *The approximate retail sales floor area and total area proposed for commercial development.* 3763 sq ft of Commercial Tenant Space. All other areas of the building such as service corridors are required for residential tenants.

(ii) *The types of uses proposed to be included in the development, which uses shall be consistent with the commercial zoning district.* Service oriented businesses catering to the neighborhood.

(iii) *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.* See Site, Grading and Building Plans.

Waiver Requests:

Off-Street Parking Requirement for Commercial Space – this waiver is warranted as all of the adjacent streets currently are posted for hourly parking. These parking spaces are currently underused and the retail use customers that are anticipated to frequent the retail shops will be able to park on the street, use public transportation and ride programs or be within walking distance.

All parking provided on the same lot as the building – this waiver is warranted as there are parking spaces which will be leased on the parking lot south and west of the Farnam and 7th Street intersection. A copy of the Parking Space Lease is attached for reference. Further, a Transportation Demand Management Plan was prepared supporting a reduction in the required amount of parking for residential uses. That Plan is attached for reference.

G-Cubed Inc., 14070 Highway 52 Southeast,
Phone 507-867-1666 ♦ Fax 507-867-1665

Chatfield, Minnesota 55923
♦ www.ggg.to

15-foot landscaping buffer between parking lot and the building – this waiver is required due to the resultant building layout in relation to parking and building operations. Due to the need for commercial space at grade, the parking garage required a ramp to get below ground. This used up a good portion of the lot which limited the amount and location of onsite parking. In keeping all access and maintenance to the alley versus the public streets, locations for trash also needed to be in the alley. The interaction and function within the site do not allow for the 15-foot buffer. However, the placement of the parking in relation to the building is in the least visible area of the lot. A 15-foot buffer is not necessarily required for this building and site layout.

If you any questions or comments, please call or email to keep the process moving forward. 507-867-1666 ext 105 (office) or 507-261-8148 (cell) or markw@ggg.to.

Thank you,

Mark R. Welch, PE

Cc: Spencer Schram – ownership group
Jeremy Kane – Schoeppner Inc.