

Agenda Item 24-0386 (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 District to the Traditional Neighborhood District - General & Specific allowing for a single multi-family building at 415 12th Street N., 1117, 1119, 1125, 1129, 1131, & 1135 Pine Street.

General Location

Aldermanic District 6, mid-block, north side Pine Street between 11th St N and West Ave N as depicted on attached Map 24-0386. Parcel is within the Downtown Neighborhood Association. Surrounding land uses are mostly a mix of housing types, mostly multi-family buildings ranging from 4 to 8 units. There is some commercial located to the northeast and southeast along West Ave.,

Background Information

The applicant is requesting the subject parcels depicted on attached MAP PC24-0386 be rezoned from R5-Multiple Dwelling to Traditional Neighborhood Development-Specific to construct an 18-unit, 36-bedroom apartment building. The applicant will be demolishing seven single family structures and combining five parcels together for the proposed development. The applicant is requesting this zoning district to allow for greater density and flexibility on setback requirements as well as some exceptions to the multi-family design standards. The requested exceptions are:

- 1) No parking closer to the street than the building.
- 2) Parking separated from the building by a 15ft landscaped buffer.
- 3) Planting islands for parking lots with more than 12 vehicles.
- 4) Raised curbs or parking blocks.
- 5) Buildings built to the front setback line.
- 6) Large rooflines (40ft or more) must be broken up by an architectural feature.

Recommendation of Other Boards and Commissions

The Design Review Committee held final plan review for the proposed development at their March 1, 2024, meeting.

Consistency with Adopted Comprehensive Plan

Staff has determined that the proposed development meets the definition on Medium-Density Residential in the Land Use Element of the Comprehensive Plan. Medium-Density Residential is a desirable land use within the Downtown Neighborhood where it fits the scale and character of the surrounding land uses and housing types. The surrounding land use is primarily medium-density residential and the architecture arguably has more character.

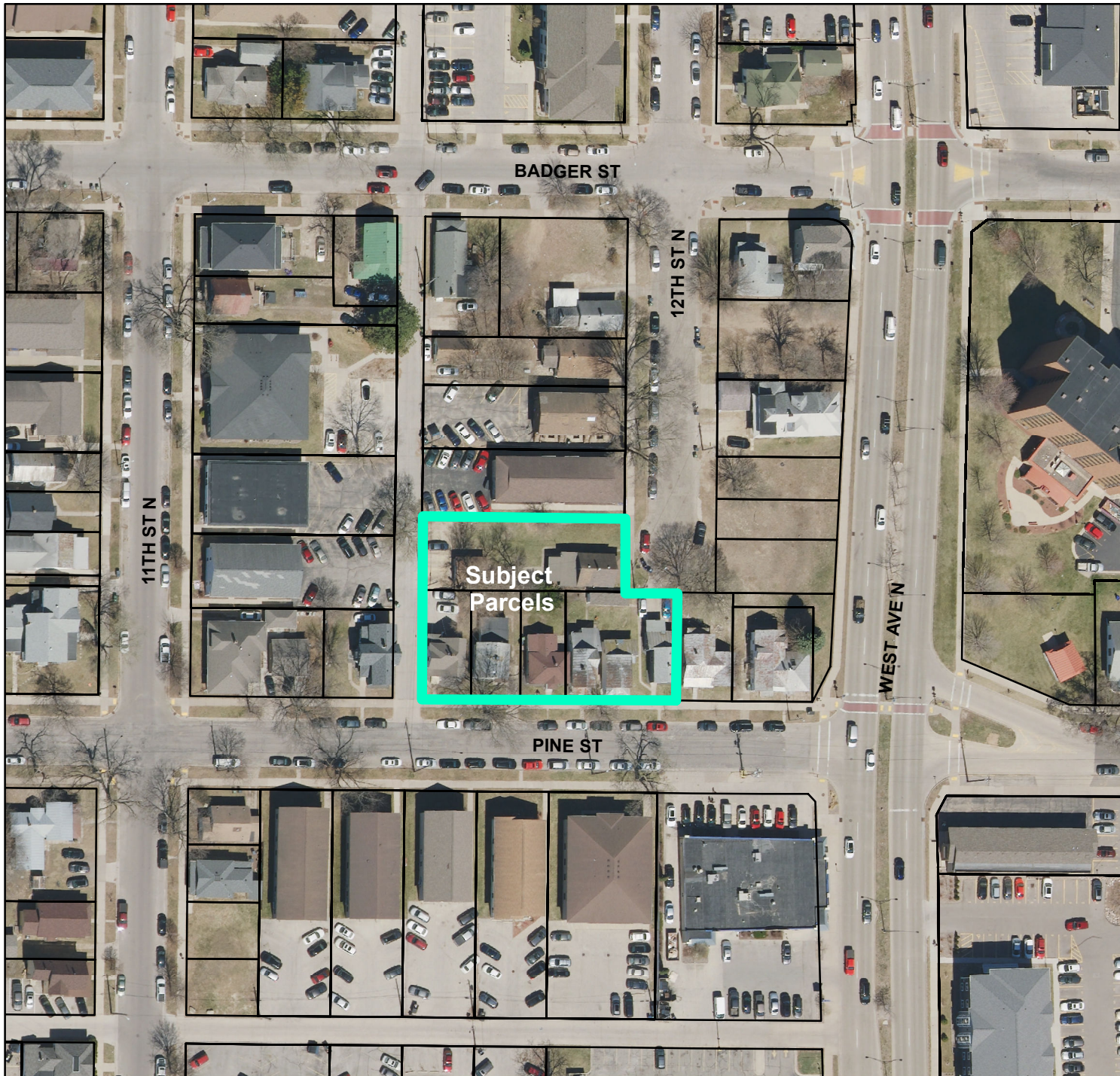
Staff Recommendation

Overall staff has no concerns with the proposed development and rezoning request. Regarding the requested design review exceptions:

- 1) No parking closer to the street than the building.
Due to the existing nature of the site and street layout it would be difficult to meet this requirement. No concerns by staff.
- 2) Parking separated from the building by a 15ft landscaped buffer.
The applicant is requesting to reduce the buffer to 5ft to help meet other design standards. No concerns by staff.
- 3) Planting islands for parking lots with more than 12 vehicles.
The applicant does provide substantial landscaping around the building and parking lot. No concerns by staff.
- 4) Raised curbs or parking blocks.
Staff prefers this design standards to avoid parking over sidewalks and landscaping. The applicant prefers to design their parking lots to be flush with the landscaping for more efficient stormwater runoff and snow plowing. This is typical of many of their other developments. No concerns by staff.
- 5) Buildings built to the front setback line.
Applicant is requesting a front building setback line of 10.8ft. The setback requirement for R5-Multiple Dwelling is 20ft. Many of the existing houses are only setback approximately 10-15ft from the front yard property line. No concerns by staff.
- 6) Large rooflines (40ft or more) must be broken up by an architectural feature.
This design standard is intended to reduce the visual impact of large rooflines by breaking them up with architectural features such as dormers or shifts in the roof line. Other developments by the applicant have met this requirement and staff has worked with other developers on meeting this requirement. This is not a common exception request and staff does not want to start a precedent.

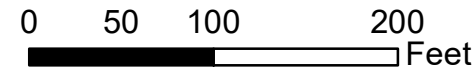
This item is recommended for approval with the condition that the design standard requiring rooflines longer than 40ft to be broken up by an architectural element be met.

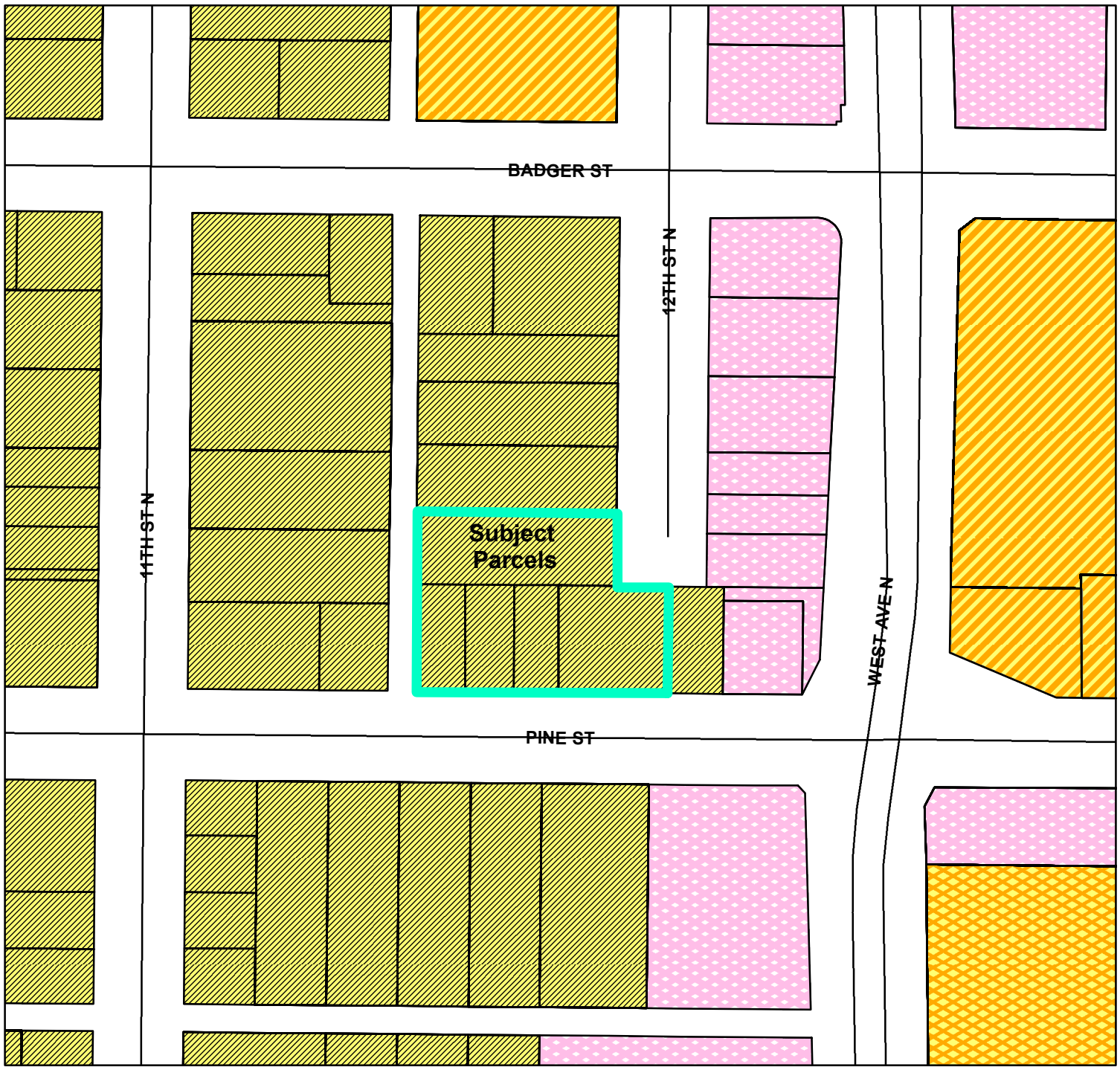
Routing J&A 4.3.2024



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
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- FW - FLOODWAY
- A1 - AGRICULTURAL
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