

Exhibit R for Agenda Item 24-0386

Support for exception to [Sec. 115-523](#) City of La Crosse Municipal Code of Ordinances

The issue under consideration relates to:

Sec. 115-523. Roofs and roof lines.

(a) Intent. To provide visual interest and architectural character.

(b) Roofs featuring gabled ends with a width greater than 25 feet must have a minimum pitch of 5/12. Eaves shall extend at least 24 inches beyond the exterior wall. Rakes shall extend at least 12 inches beyond the exterior wall. If there are eaves, they must be 18 inches for a 6/12 pitch roof or less.

(c) All buildings with pitched roofs featuring gable ends must have a minimum pitch of 5/12 and must feature one or more gables facing the street. Dormers may be used to meet this requirement. This provision shall not be construed to mean that hip roofs, gambrel roofs, mansard, colonial, or another roof style is appropriate to the architectural style of the building (e.g., prairie school) and the roof element contains additional architectural elements such as dormers, long overhangs, windows or other feature.

(d) Flat roofs are permitted, and must incorporate a parapet wall on all sides. The parapet should include architectural details appropriate to the building design that create a positive visual termination for the building (a "top").

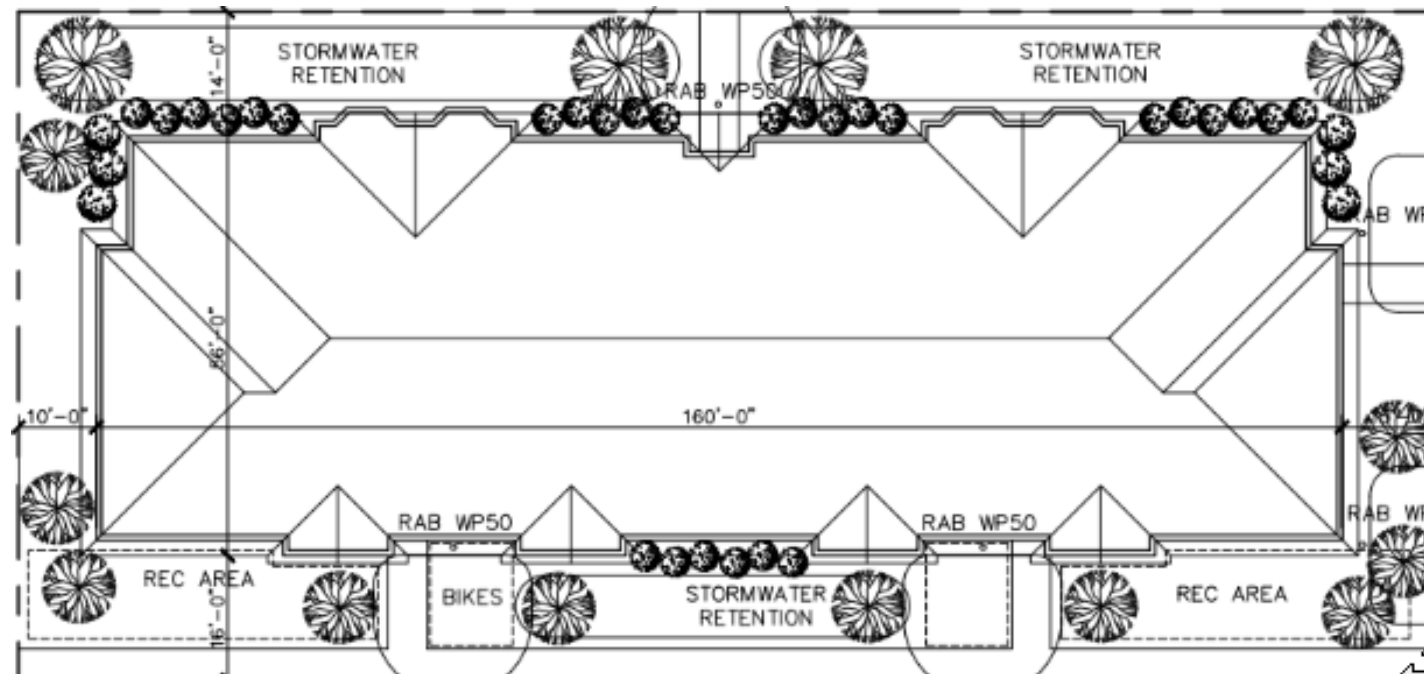
(e) Large roofs shall be articulated with dormers, shifts in height, cupolas, eyebrows, chimneys, or other features that will minimize the apparent bulk of the building and provide character. A large roof is any roof with a ridgeline 40 feet or greater in length. If gutters or roof drains are used they cannot allow for drainage onto sidewalks or neighboring properties.

The City Plan Commission (CPC) contends that Petitioner does not meet the sub-section (e) requirement with its current design. Petitioner disagrees, and contends that it has met the stated intent of this ordinance, which is largely subjective. Petitioner acknowledges that a pitched roof with a ridgeline of 40 feet or more ***without additional architectural features*** to add interest / character clearly violates the intent of this ordinance. However, the types of additional architectural features and quantity required in order to meet the sub-section (e) requirement is open to interpretation. The approximate 75 foot ridgeline for Petitioner's proposed development, does not, by itself, disqualify the design under the Code. Petitioner's design meets the intent of this section by supplementing a boring rectangular roof design by virtue of 3 gables and bonnet roofs over the bay windows on the south, 2 gables on the north, and roof variations on the east and west. The proposed Pine St development roof design is depicted on subsequent pages 2 and 3 on the right and compared to Petitioner's 312 West Ave N development on the left, which was approved via TND and built in 2019. It's clear that the 312 West Ave N unbroken ridgeline is at least 100 feet in length. As another point of comparison, Petitioner surveyed other multi-unit developments within a 1 block radius, and found that the Pine Street ridgeline length is not only similar to surrounding buildings, but the roof design clearly exceeds the architectural character of nearby properties (see page 4). Petitioner has also incorporated other design features in this building to create visual interest, including stone skirting, 3 different siding colors, a shake siding for texture, board and batten vertical siding within the bay window sections, and bonnet metal roofs.

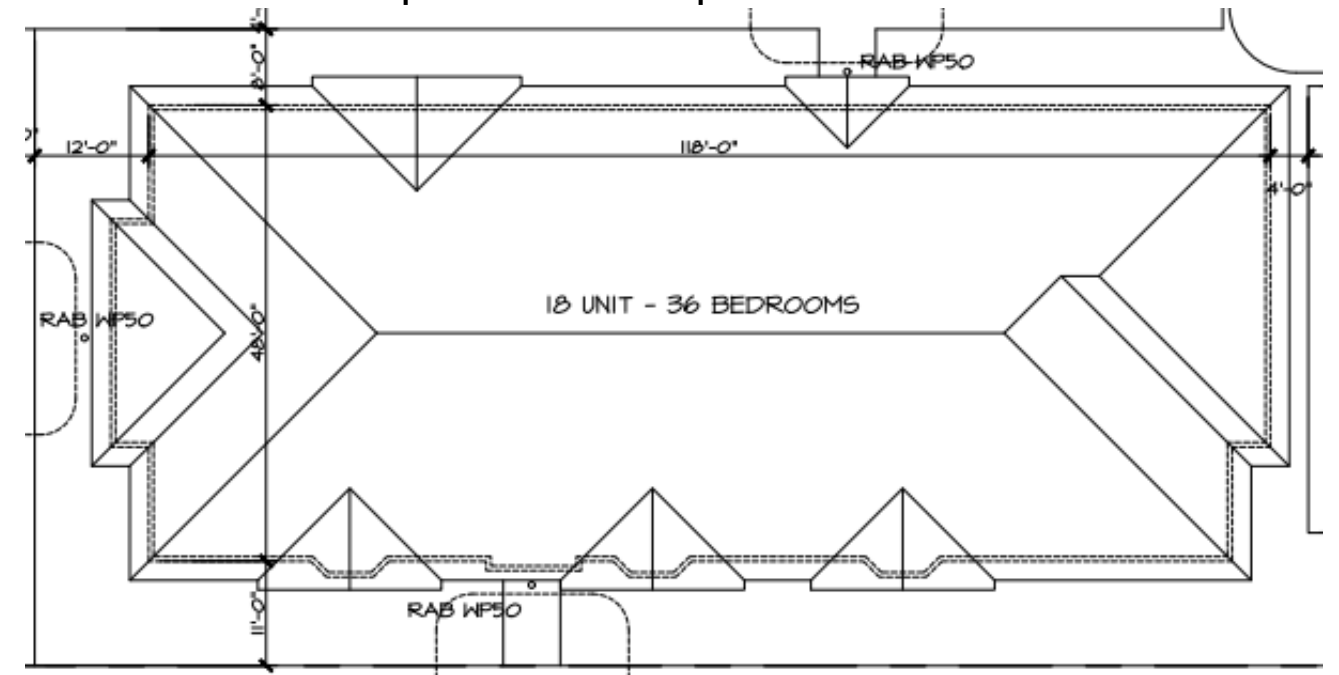
The CPC further asserts that allowing the proposed Pine Street development as currently designed would set a precedent for future development designs. Petitioner disagrees. This section of the code, specifically sub-section (e) automatically triggers CPC review for all developments where ridgelines are 40 feet or greater in length, and the language is unambiguous that large roofs ***shall*** be articulated with features that minimize the apparent bulk of the building and provide character. How that is accomplished, and to what extent, remains subjective and will require evaluation on a project by project basis.

Petitioner believes that this project meets the design standard and should be approved without the CPC stipulation that the current roof design be altered.

312 West Ave N overhead view



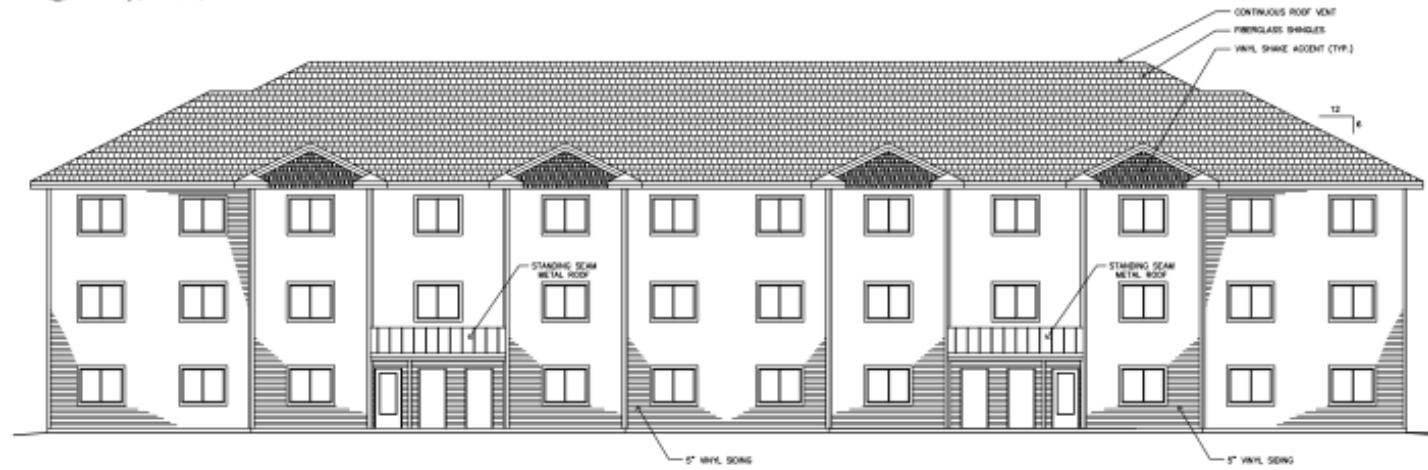
Proposed Pine St development overhead view



312 West Ave N Elevation

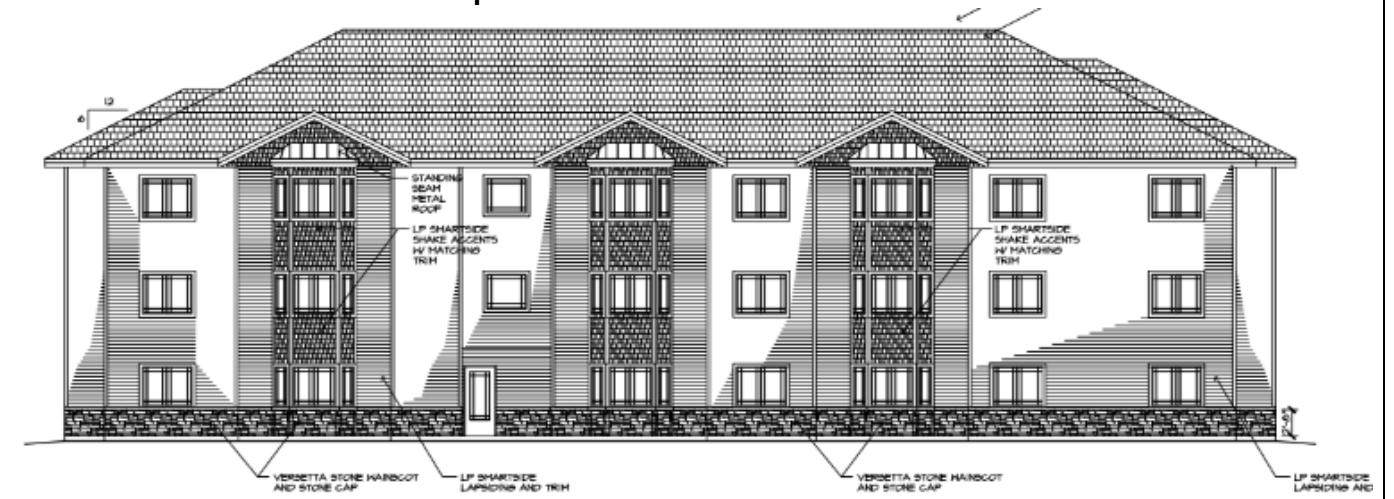


4
A6 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

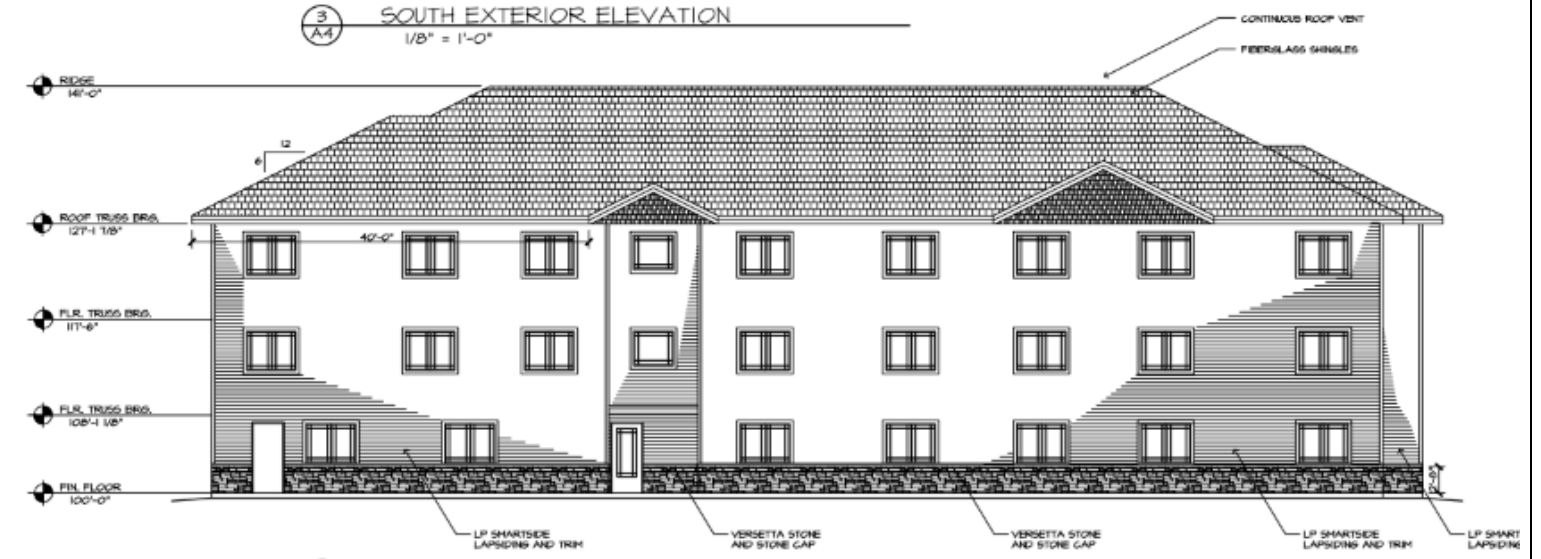


3
A6 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

Proposed Pine St Elevation



3
A4 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



1
A4 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

Other multi-unit properties within a 1 block radius of Pine St. that do not meet Sec. 115-523 requirements by virtue of 40 foot ridgeline (indicated on map by red dot):

312 West Ave N - 100 ft.; 334 West Ave N - 100 ft.; 410 10th St N - 100 ft.; 406 11th St N - 60 ft.; 419 12th St N - 75 ft.; 421 11th St N - 85 ft.; 423-29 11th St N - 55 ft.; 501 11th St N - 75 ft.; 512 11th St N - 55 ft.; 1014 Pine St - 100 ft.; 1106 Pine St - 80 ft.; 1108 Pine St - 75 ft.; 1116 Pine St - 65 ft.; 1124 Pine St - 70 ft.; 1103 Vine St - 65 ft.; 1113 Vine St - 70 ft.; 1117 Vine St - 65 ft.; 1125-1129 Vine St - 57 ft.

