

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 28, 2021**

Ø AGENDA ITEM – 21-0857 (Lewis Kuhlman)

Application of Gundersen Health System for a Conditional Use Permit at 1508, 1514, 1518, and 1524 9th St S, 819 Denton St, 1501, 1507, 1511, 1517, and 1523 8th St S, and 812 Tyler St allowing for off street parking.

Ø ROUTING: J&A 6.29.21

Ø BACKGROUND INFORMATION:

In 2016, the applicant received a conditional use permit (CUP) to build a surface parking lot on eleven residential lots. The intent of the parking was to replace parking on parcels that were redeveloped. The intent of this CUP is to continue that use, since the previous CUP expired after five years. That CUP included conditions to complete a campus redevelopment plan and a traffic demand management analysis. The applicant has found that the remote working options in response to the COVID-19 pandemic in 2020-21 has rendered any previous planning no longer useful.

Ø GENERAL LOCATION:

Powell-Poage-Hamilton Neighborhood, the block bordered by Tyler St., 8th St. S., Denton St., and 9th St. S. as depicted in Map 21-0651. The total area of the parcels is 1.41 acres. They are surrounded by parking to the west and south, Gundersen Health Center to the south, and residences to the east and north.

Ø RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:

None

Ø CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

The Future Land Use Map shows the parcels as Traditional Neighborhood Development, which includes “a variety of housing unit types and densities along with small-scale retail and service businesses.” Surface parking may be inconsistent with land use objective to improve land use compatibility and maintain traditional urban character. The Comprehensive Plan also recommends “accommodating institutional expansion that compliments the surround neighborhood.” In the joint campus-neighborhood plan, the parcels are identified as mixed-use. The design recommendations for that includes reducing the parking footprint by building ramps below or above ground. It also recommends locating surface parking lots in the rear or interior side of the building.

Ø PLANNING RECOMMENDATION:

Approval with the following conditions:

1. Gundersen Health System staff will work with the City Planning Department and the Joint Development Corporation on a five-year campus redevelopment plan that involves

Gundersen and surrounding properties.

2. Gundersen Health System staff will work with the City Planning Department on a traffic demand management assessment.
3. Gundersen Health System will continue its Payment for Municipal Services Agreement with respect to these parcels.
4. The Conditional Use Permit shall be issued for a period of five (5) years which shall commence on the date of issuance. At the end of the five-year period, the parcels to which the permit is applicable shall revert to their prior zoning status unless otherwise changed or permitted through the normal procedures per city ordinance.

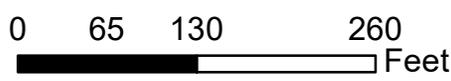
By extending the CUP, the applicant will be able to update its redevelopment plan and transportation analysis. However, it is difficult to anticipate what major developments will happen in the next five years that may impact that process and if the plan and analysis will be relevant.

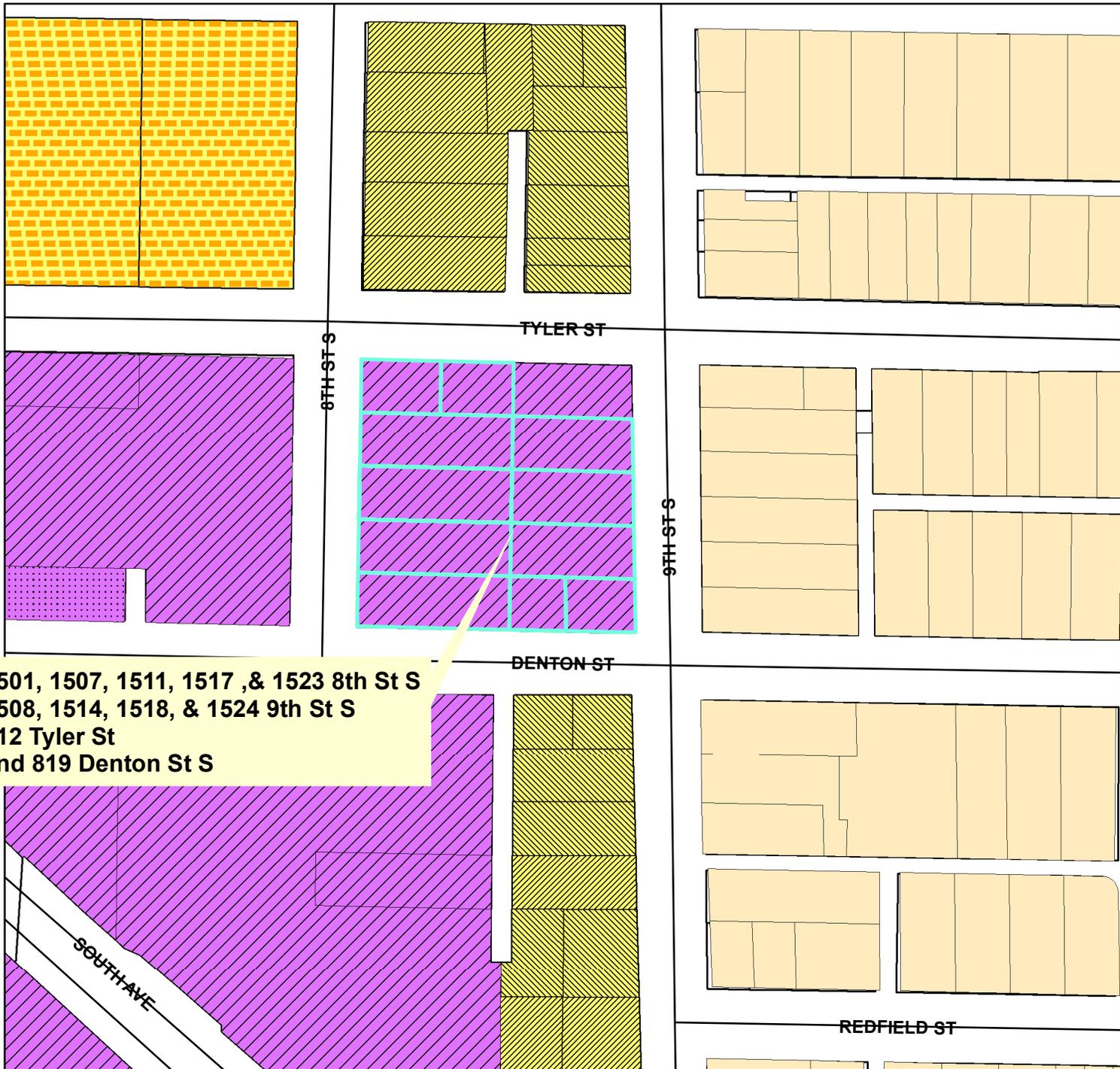


1501, 1507, 1511, 1517, & 1523 8th St S
 1508, 1514, 1518, & 1524 9th St S
 812 Tyler St
 and 819 Denton St S

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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