

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 3, 2014**

➤ **AGENDA ITEM - 14-1167 (Tim Acklin)**

Application of Gundersen Health System for a Conditional Use Permit at 608 and 718 Farnam St. and 1404, 1406, 1408 and 1410 8th St. S. to demolish existing structures and allow for green space.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is requesting to demolish the existing structures depicted on attached **MAP PC14-1167** to allow for green space. The properties currently have rental properties on them. On the block that includes 718 Farnam St and 1404-1410 8th Street S, the applicant (Gundersen Health System) is proposing to develop housing for their residents and their families in the near future. It is not known what future plans Gundersen has for 608 Farnam St. All of the subject properties are currently assessed for property taxes and are not tax exempt. In addition, the subject parcels are within Gundersen's approved campus boundary.

➤ **GENERAL LOCATION:**

608 and 718 Farnam St. and 1404, 1406, 1408 and 1410 8th St. S

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

This application for a Conditional Use Permit is recommended for approval with the following conditions:

- 1) **A Payment In Lieu Of Taxes (PILOT) is established for 608 Farnam Street until a structure of equal or greater value is constructed on the parcel.**
- 2) **A PILOT is established for 718 Farnam Street, 1404, 1406, 1408 and 1410 8th St. if a Building Permit is not issued within one (1) year.**

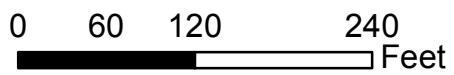
- 3) **Any proposed housing that has a density higher than a single family home must meet all of the requirements of the Multi-Family Housing Design Standards Ordinance.**
- 4) **If resident housing is developed by Gundersen Health System the subject parcels must be rezoned to the Traditional Neighborhood Development District in order to be consistent with the existing zoning of the resident housing located to the south of Gundersen's campus.**

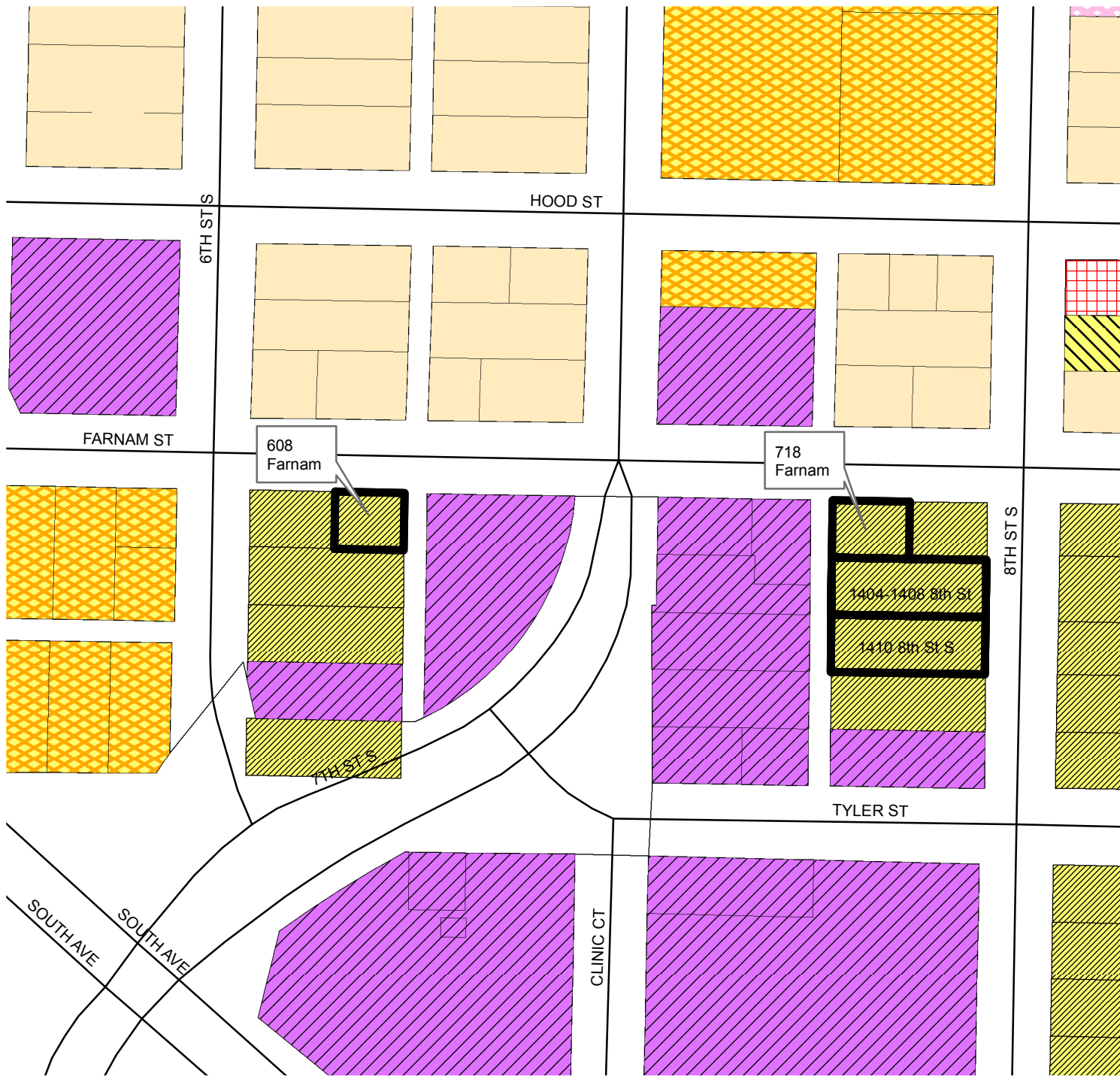


BASIC ZONING DISTRICTS

| | |
|---|---------------------------|
|  | 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 |
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|  | A1 - AGRICULTURAL |
|  | EA - EXCLUSIVE AG |
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