

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
October 10, 2019**

➤ **AGENDA ITEM – 19-1414 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Traditional Neighborhood District - General to the Traditional Neighborhood District - Specific allowing mixed use development 1305 7th St. S.

➤ **ROUTING:** J&A 10/10/19

➤ **BACKGROUND INFORMATION:**

The applicant is submitting final development plans and requesting a rezoning of the subject parcel from Traditional Neighborhood Development- General to Traditional Neighborhood Development-Specific. The applicant is proposing to build a four-story, mixed use development with 46 residential units and a 3,763sqft ground floor commercial space.

The breakdown of the 46 residential units are;

- 11 Studio Apartments
- 26 One-Bedroom Apartments
- 9 Two-Bedroom Apartments

Total of 55 Bedrooms. Required to provide 55 off-street parking spaces.

The applicant is providing 40 off-street parking spaces on the project site and has entered into an agreement with Gundersen to lease eleven (11) parking spaces on one of their surface parking lots located within a block of this project.

The applicant is requesting the following Design Standard Exceptions:

- 1) Provide the required off-street parking for the commercial space.
- 2) Provide all of the required off-street parking for the residential units.
- 3) Provide a 15ft landscaped buffer between the building and the 5 parking spaces located on the east side of the project site along the alley.

➤ **GENERAL LOCATION:**

1305 7th Street S. See attached **MAP PC19-1414**.

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

17-1115. In August 2017 the Board of Park Commissioners declared Farnam Park surplus land.

17-1159. In August 2017 the Common Council approved a resolution selling Farnam Park to the Gundersen-City of La Crosse Joint Neighborhood Development Corporation (JDC).

18-1548. In November 2018 the Common Council approved the rezoning of this property from Public/Semi-Public to the TND-General District to allow for multi-family or mixed-use development.

The attached plans were reviewed by the Design Review Committee and met all of the design review standards except for the three standards they are asking for from the Common Council.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map shows the property as Traditional Neighborhood Development, which includes a variety of housing types and small-scale business. This project is consistent with this land use as it includes high density housing with a small-scale neighborhood business space.

This area was identified to locate mixed use development in the Joint Neighborhood and Campus Plan between Gundersen Health System and the Powell-Poage-Hamilton Neighborhood Association. (Page 41)

➤ **PLANNING RECOMMENDATION:**

The proposed use of the site as a mixed-use development with residential units and commercial space is supported by both the Comprehensive Plan and the Joint campus plan between Gundersen and the PPH Neighborhood. The applicant is taking what was a very underutilized space and former industrial building and redeveloping it into quality housing and commercial space within walking distance to the City's largest employer.

Exception Requests

- 1) *Commercial Off-Street Parking.* Staff supports the request for this exemption. The applicant is anticipating this space to be a service-oriented business such as a coffee shop or café. It is intended to primarily serve the surrounding neighborhood and employees of the surrounding businesses that would be walking, biking, or parking in their employer's lots. Any additional vehicular traffic can be absorbed by the surrounding public streets that are marked for 2-hour only parking.
- 2) *Residential Off-Street Parking.* The applicant is short 15 off-street parking spaces on the project site in order to meet the residential requirement of 1 space per bedroom. The applicant has been working with Gundersen to utilize their adjacent property 1403 6th St & 608 Farnam St) to make up the difference and has entered into a lease

agreement for a nearby parcel to accommodate 11 parking spaces. The applicant has provided a Transportation Demand Management Plan that provides anticipated demographics of the tenants and takes into consideration the project's close proximity to alternative modes of transportation. Additionally, the plan states that the applicant will be unbundling the cost of parking from the rent with the intent of making it costly to own a vehicle and use other modes of transportation. This plan is intended to illustrate that the four remaining parking spaces are not needed. Staff supports this request however, the two parcels identified in the lease agreement with Gundersen (1403 6th St & 608 Farnam St) are not permitted to be used for parking. Conditional Use Permits were approved by the Council for green space only. (See Attached Resolutions) Staff is aware that Gundersen is fully committed to working with the applicant to provide them additional spaces and is confident that they will work out a solution.

- 3) *15ft Landscaped Buffer between building and surface parking spaces.* In order to accommodate as much off-street parking as possible the applicant is building a below grade parking garage. In an effort to maximize the off-street parking the applicant chose to provide 5 additional spaces along the alley. This location is in the least visible area of the development and staff feels that providing additional spaces there is more valuable to the project.

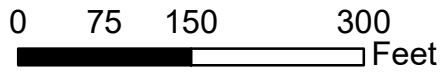
There have been some concerns from adjacent property owners on noise, parking and building and site design. These concerns include noise from construction, tenant and customer parking on the surrounding streets, lack of green space on the site, and building design that has windows right up to the public sidewalks. Staff feels that any parking on the streets will be held to the 2-hour limit that is currently in place. This restriction was put in place at the request of the property owners in an effort to prevent parking all day by Gundersen employees. Noise from construction is exempt from the City's noise ordinance from the hours of 7am-7pm. The applicant has stated that there will be no pile driving. There is no requirement for green space as part of commercial design review. Mixed-use developments fall under the Commercial Design Standards. There is also no requirement to not have windows adjacent to public sidewalks. If this design element hinders the marketability of the residential units, staff feels that is on the applicant.

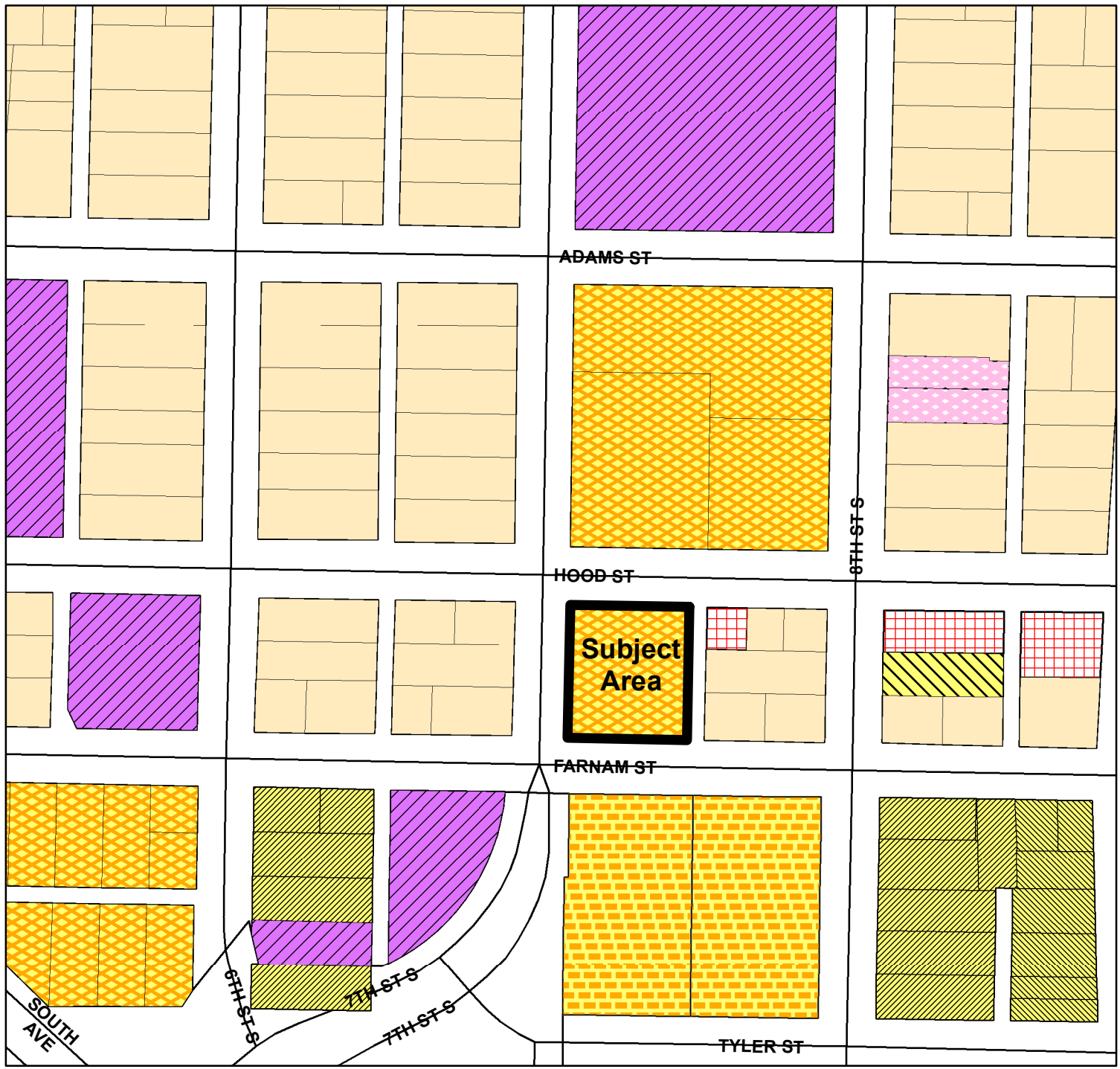
This item is recommended for approval with the condition that the applicant and Gundersen submit a revised lease agreement for 11 parking spaces on property that is permitted to have surface parking prior to receiving an Occupancy Permit.



BASIC ZONING DISTRICTS

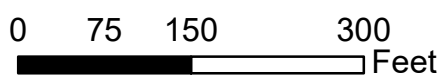
	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	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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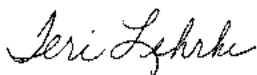
Application of Gundersen Health System for a Conditional Use Permit at 1600 9th St. S., 1403 and 1407 6th St. S. allowing for demolition of current structures for green space and potential future development.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that after a public hearing thereon held June 2, 2015, a conditional use permit is hereby granted to Gundersen Health System, such permit being for the premises known as 1600 9th St. So, 1403 and 1407 6th St. So. and is granted in accordance with the plans and application made herein and is conditioned upon the applicant fully complying with the terms and conditions of the application and all applicable City and State law.

BE IT FURTHER RESOLVED that said permit is conditioned upon the property not being used for surface parking and that a PILOT payment is established for each property.

I, Teri Lehrke, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on June 11, 2015.



*Teri Lehrke, City Clerk
City of La Crosse, Wisconsin*

Resolution approving 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.

RESOLUTION

BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the 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 with the following conditions:

- * A Payment in Lieu of Taxes is established for 608 Farnam Street until a structure of equal or greater value is constructed on the parcel.
- * A Payment in Lieu of Taxes is established for 718 Farnam Street, 1404, 1406 1408 and 1410 8th Street if a building permit is not issued within one year.
- * 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.
- * If resident housing is developed by Gundersen Health System the subject parcels must be rezoned to the Planned Development District in order to be consistent with the existing zoning of the resident housing located to the south of Gundersen's campus.

BE IT FURTHER RESOLVED that City staff is hereby authorized to take any and all steps necessary to effectuate this resolution.