

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 1, 2021**

➤ **AGENDA ITEM – 21-1192 (Tim Acklin) (Referred)**

Resolution approving request for exception to Multi-Family Housing Design Standards by Bethany Lutheran Homes, Inc. allowing for an exception to the requirement for one parking space per bedroom and one bike parking space for every three bedrooms for a project at 2575 7th St. S.

➤ **ROUTING:** J&A 11.2.21

➤ **BACKGROUND INFORMATION:**

This item is related to Agenda Item# 21-1190. The applicant is requesting an exception to the off-street parking and bicycle parking requirements as part of the Multi-Family Design Review process for the property depicted on attached **MAP PC21-1192**.

The applicant is proposing to construct a four-story addition to the existing building with 60 one-bedroom units, a dining hall and nursing support spaces. The applicant has stated that no new occupants are being added to the site. They currently have 60 units with double occupancy (2 bedrooms). They would like to upgrade these units into one-bedroom units and construct an addition that will house the 60 occupants being displaced. Since the facility is not adding additional occupants/residents they have stated that no additional spaces are needed.

➤ **GENERAL LOCATION:**

2575 7<sup>th</sup> Street S immediately south of Bethany Lutheran's Eagle Crest facility and Swift Creek.

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

This item was referred at the September 9, 2021 Common Council meeting in order for the applicant to hold a public input meeting with the surrounding property owners.

This item was referred at the October 14, 2021 Common Council Meeting in order for the applicant and the surrounding property owners to explore a deed restriction option.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map in the Comprehensive Plan depicts this parcel as LDH-Low/Medium Density Housing. This land use category includes single- and two-family housing plus carefully integrated townhouses or other housing forms with individual outdoor entrances. Multiple unit buildings should not have more than 6 housing units per building. The density is expected to be not more than 10 housing units per net acre. Mixed use development may be allowed through a PUD in locations at intersections or along busier roads. The proposed zoning and use are not consistent with the Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**

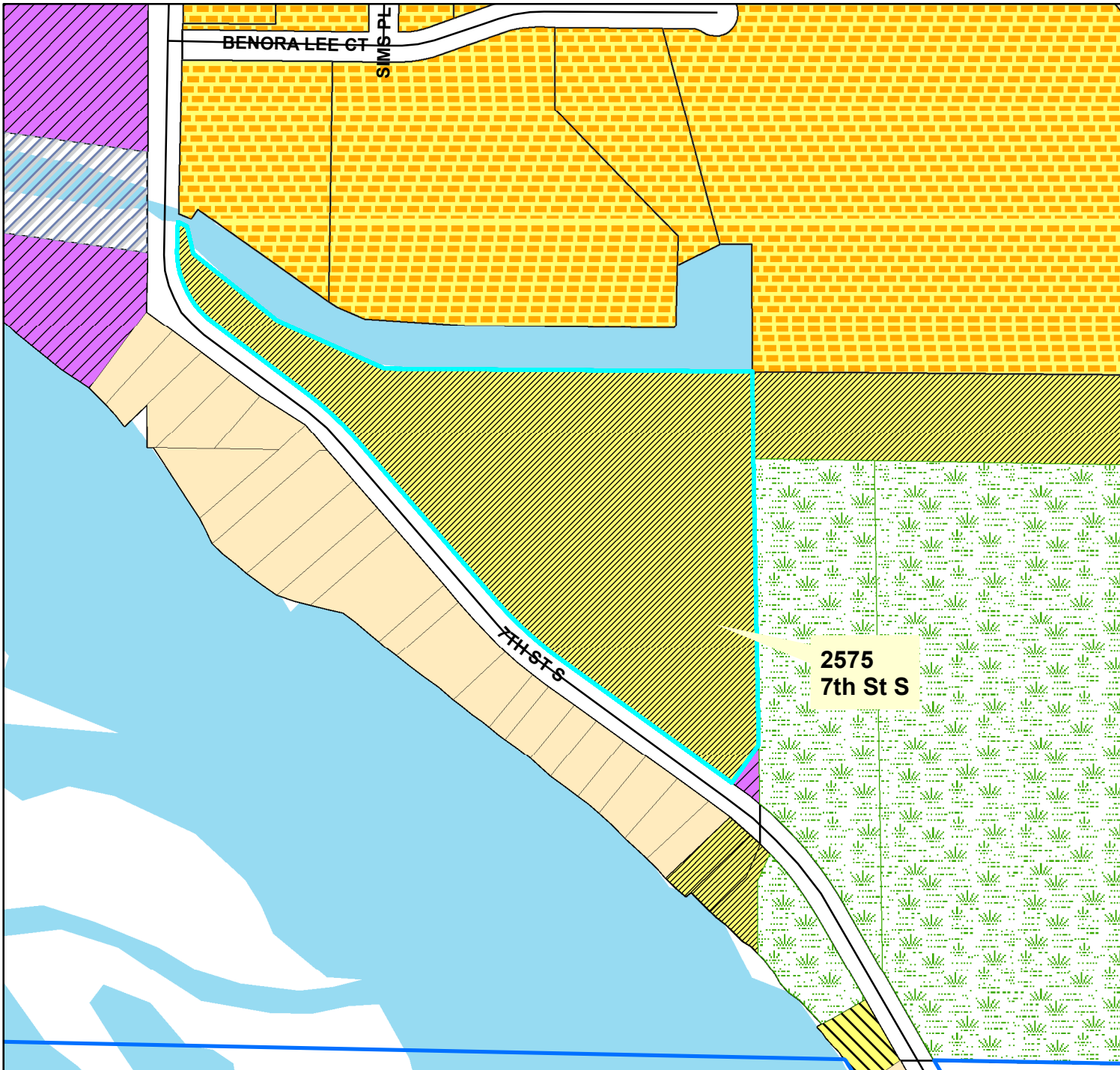
The applicant held a public input meeting for the surrounding property owners and general public on September 23, 2021. The attendees/adjacent property owners at the meeting had concerns about an increase in traffic and inadequate parking due to the new addition. The applicant again stated that no new tenants were being added so they did not need any additional parking spaces. They also stated that at this time they would only need to add an additional six employees total, that they would be spread out over their different shifts, and that they have more than enough parking to handle the additional employees.

The project is not adding additional rooms for new tenants, which would bring more visitors, increased traffic, and a need for more parking spaces. Current parking issues that were cited by the adjacent property owners revolved around employees parking in the street for reasons that were not due to the applicant not having sufficient off-street parking. The applicant stated at their public input meeting that they had addressed this issue with their staff and are requiring them to park in their parking lots. There is also enough existing parking to accommodate the anticipated employees as the applicant has stated that their existing lots are never at full capacity. Staff has visited the site and is concerned about the lack of bicycle parking spaces on the 7<sup>th</sup> Street side of the facility for guests. While there is bicycle parking on the north side by the employee entrance it is inadequate to serve the facility as a whole.

**November 2021 Cycle Update**

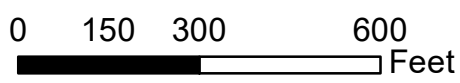
This item was referred from the October 2021 cycle by the Common Council in order for the applicant and the surrounding property owners to explore a deed restriction being placed on the property so that only the proposed four-story building can be built if it is rezoned to the R6-Special Multiple District. As of October 26<sup>th</sup>, an agreement on the deed restriction has not been reached.

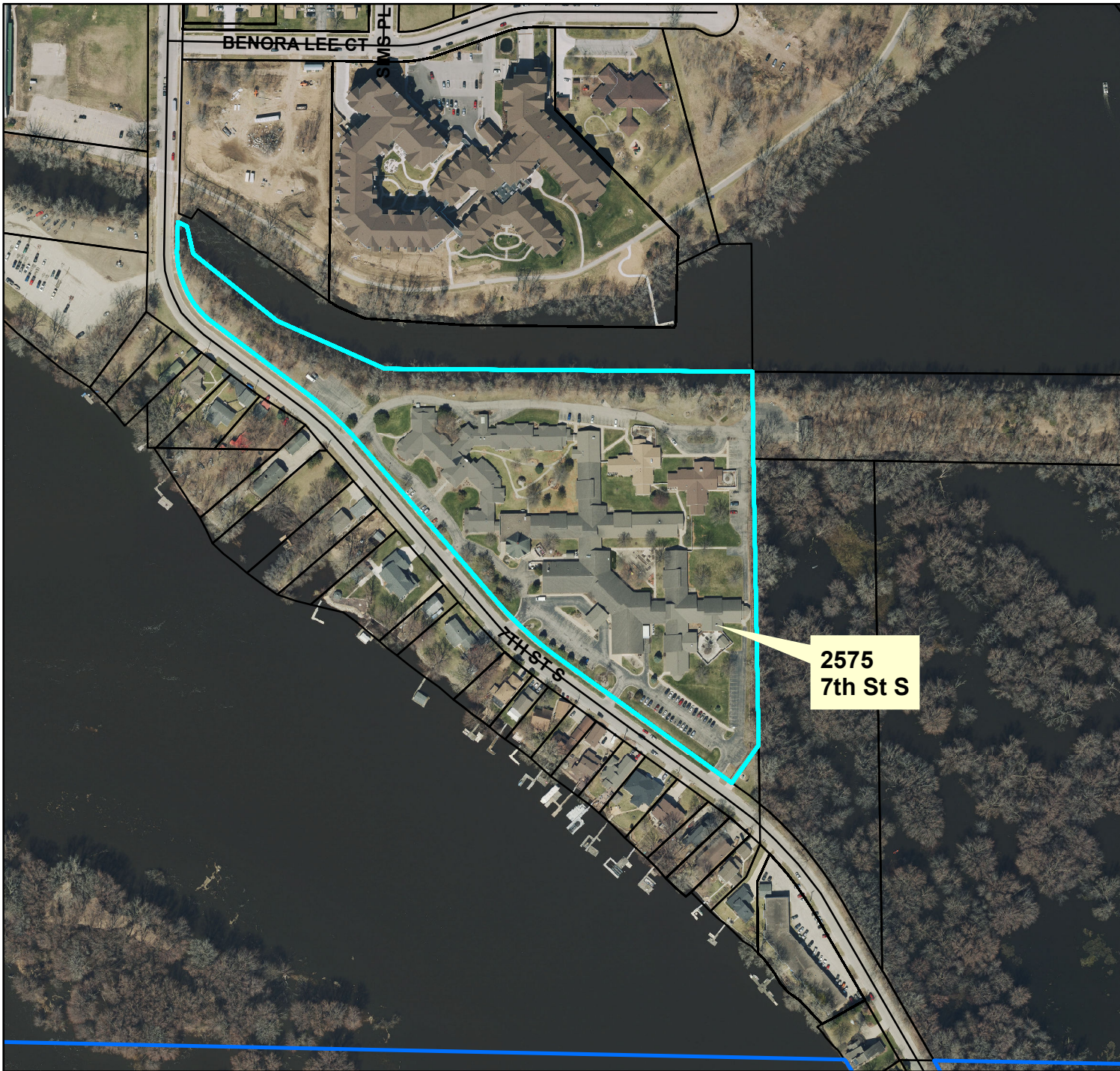
Regardless of whether a deed restriction is placed on the property or not the applicant will still be requesting/need an exception to the off-street parking requirement. **Staff recommends approval of the request for exemption of the off-street parking requirements. Staff recommends denial of the request for bicycle parking and requires that facilities for 5-10 bicycles are provided near the entrances along 7<sup>th</sup> Street S.**



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	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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