

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 4, 2016**

➤ **AGENDA ITEM – 15-1242 (Lewis Kuhlman)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Public and Semi-Public District to the Planned Development District - General at 1401, 1407, 1409, 1415, 1423 7th St S., 710 Farnam and 711 Tyler Streets allowing for medical resident housing.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The subject Ordinance would transfer the property depicted on attached **MAP PC15-1242** from the Public and Semi-Public District to the Planned Development District – General. Gundersen Health Systems plans to convert the parking lot into housing for medical residents. The development is intended to mirror the housing that is currently under construction on the lot immediately to the east which includes 6 duplexes. This is within the Sanford Archeological District, so there may be burials on the site which may result in developing the housing 1 block away. In addition Gundersen will be looking to replace the lost surface parking somewhere within their Campus Boundary.

➤ **GENERAL LOCATION:**

The western half of the block bound by 7th St., Farnam St., 8th St., and Tyler St.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This ordinance is consistent with the adopted comprehensive plan. The Future Land Use Map has identified this property as Traditional Neighborhood Development. While Traditional Neighborhood Development District zoning would be more apt, the City has used TND and PDD fairly interchangeably.

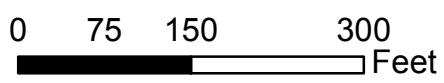
➤ **PLANNING RECOMMENDATION:**

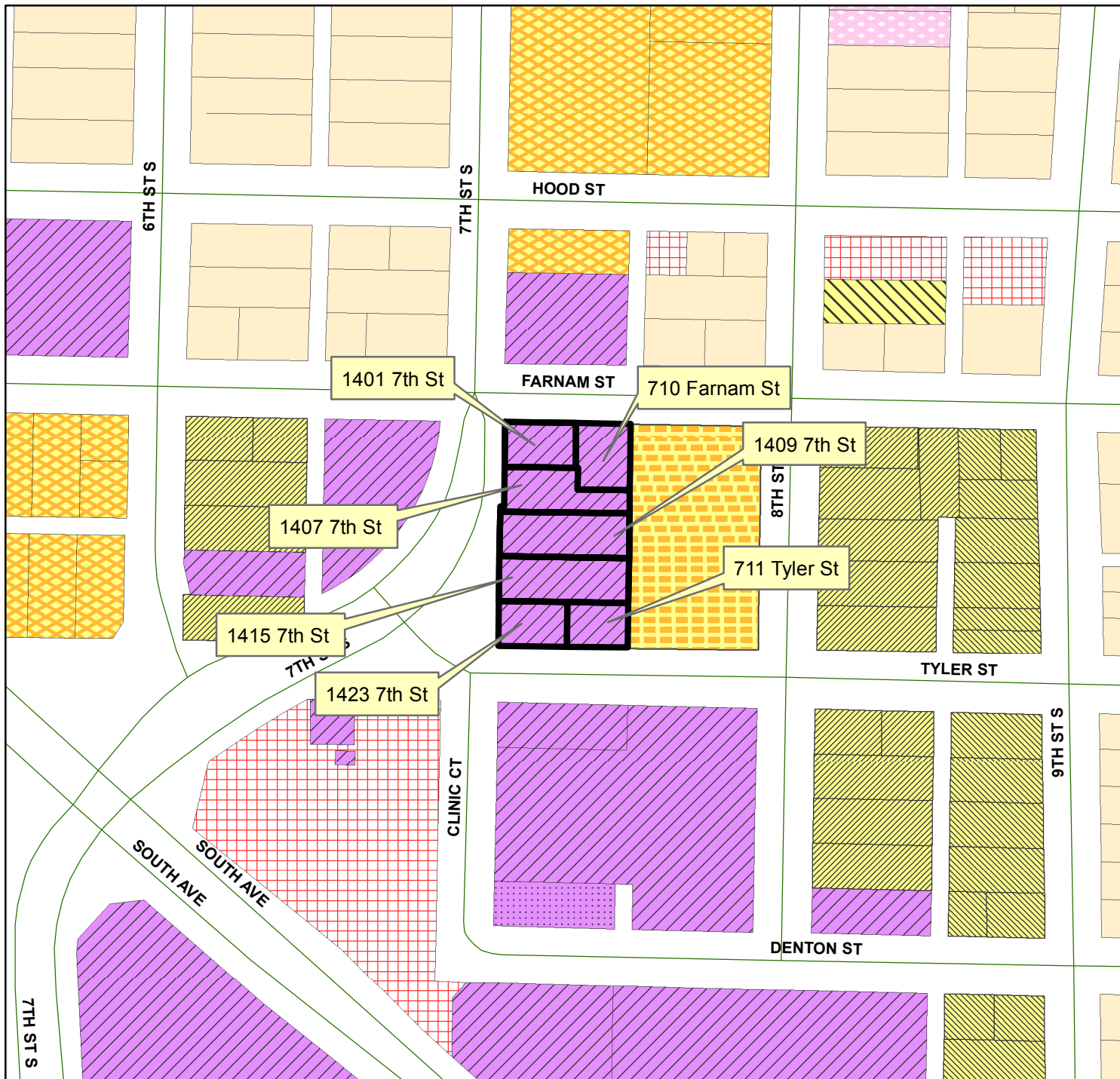
The housing would replace a parking lot and is consistent with traditional neighborhood development as described in the Comprehensive Plan. In addition the proposed housing development will have to go through the Multi-Family Development process and receive Final Planned Development zoning from the Council. **This Ordinance is recommended for approval.**



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





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

