

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 30, 2017**

➤ **AGENDA ITEM – 17-0576 (Tim Acklin)**

Request for Exception to Standards for Multi-Family Housing Design by Gundersen Health System for an exception to parking requirements for medical housing development at 711 and 713 Tyler St., 1401, 1403, 1407, 1409, 1415, 1417, 1421 and 1423 7th St. S. and 710 and 712 Farnam St.

➤ **ROUTING:** J&A Committee, Public Hearing 5/30/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The applicant (Gundersen) is requesting a waiver of the off-street parking requirement of the Multi-Family Design Standards on the property depicted on attached **MAP PC17-0576**. The applicant is currently in the process of constructing Phase II of their new resident housing which includes six (6) duplexes. This project received zoning approval from the Common Council and had met all of the requirements prior to construction. During construction it was discovered that a portion of the proposed parking lot had been classified as a cataloged archeological area. Due to this classification Gundersen would like to maintain this area as greenspace.

Gundersen's desire to maintain this area as greenspace would result in the loss of three (3) parking spaces. To make up for the loss Gundersen has agreed to dedicate 3 parking spaces in their parking lot to the south across Tyler Street. (See plans attached as part of the Legislation)

➤ **GENERAL LOCATION:**

711 and 713 Tyler St., 1401, 1403, 1407, 1409, 1415, 1417, 1421 and 1423 7th St. S. and 710 and 712 Farnam St.

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

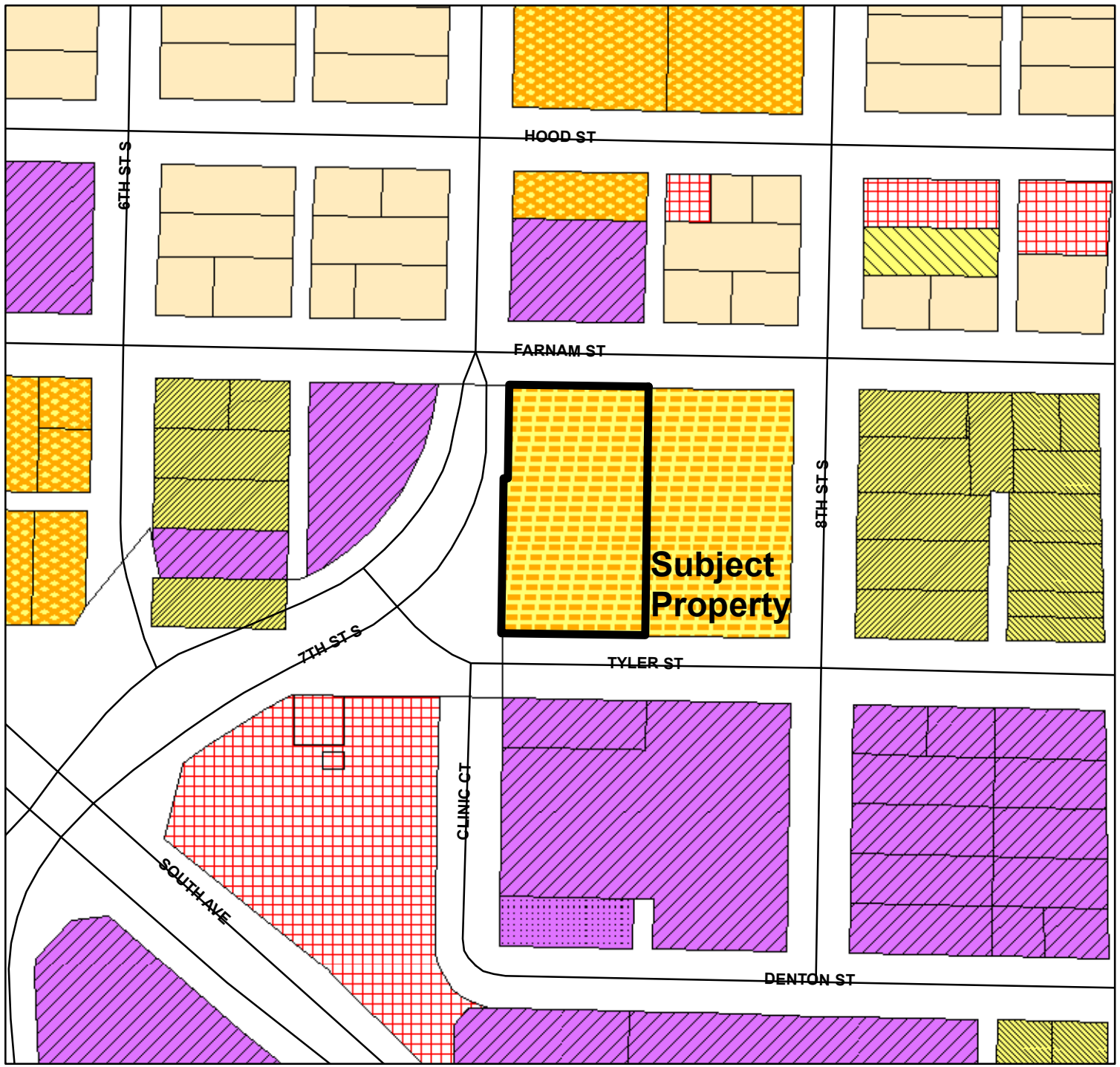
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

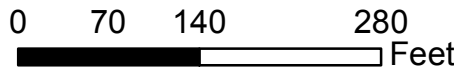
➤ **PLANNING RECOMMENDATION:**

Staff has no concerns with this request. Gundersen wishes to respect the history of the area and adjust their plans accordingly. They have also committed to replacing their parking on a nearby parking lot. **This request is recommended for approval with the condition that signs are installed at the three parking spaces stating that they are reserved for parking for the medical resident housing.**


























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

