

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 1, 2014**

➤ **AGENDA ITEM - 14-1293 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling and Public & Semi-Public District to the Planned Development District - General at 718 Farnam St. and 1402, 1404-1408, 1410, 1416 and 1422 8th St. S. to allow for medical resident housing.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC14-1293** from the R5-Multiple Dwelling and PS-Public/Semi-Public Districts to PDD-Planned Development District-General. The applicant (Gundersen) is requesting to rezone the property in order to develop resident housing. Their proposed concept is to combine the existing six lots and construct 6 duplexes. A 10 space parking lot would be accessed off of the alley. 4 of the duplexes have 2 car parking pads for each unit accessed from the street. A site plan is attached.

This half block is within Gundersen's approved campus boundary. Planned Development District zoning was recommended by Planning Staff in order to be consistent with the majority of Gundersen's campus including the area with their current resident housing.

This item is related to item 14-1315.

➤ **GENERAL LOCATION:**

718 Farnam St. and 1402, 1404-1408, 1410, 1416 and 1422 8th St. S.

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

The Common Council approved a Conditional Use Permit to demolish the structures for three of these properties at their November 18, 2014 Meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

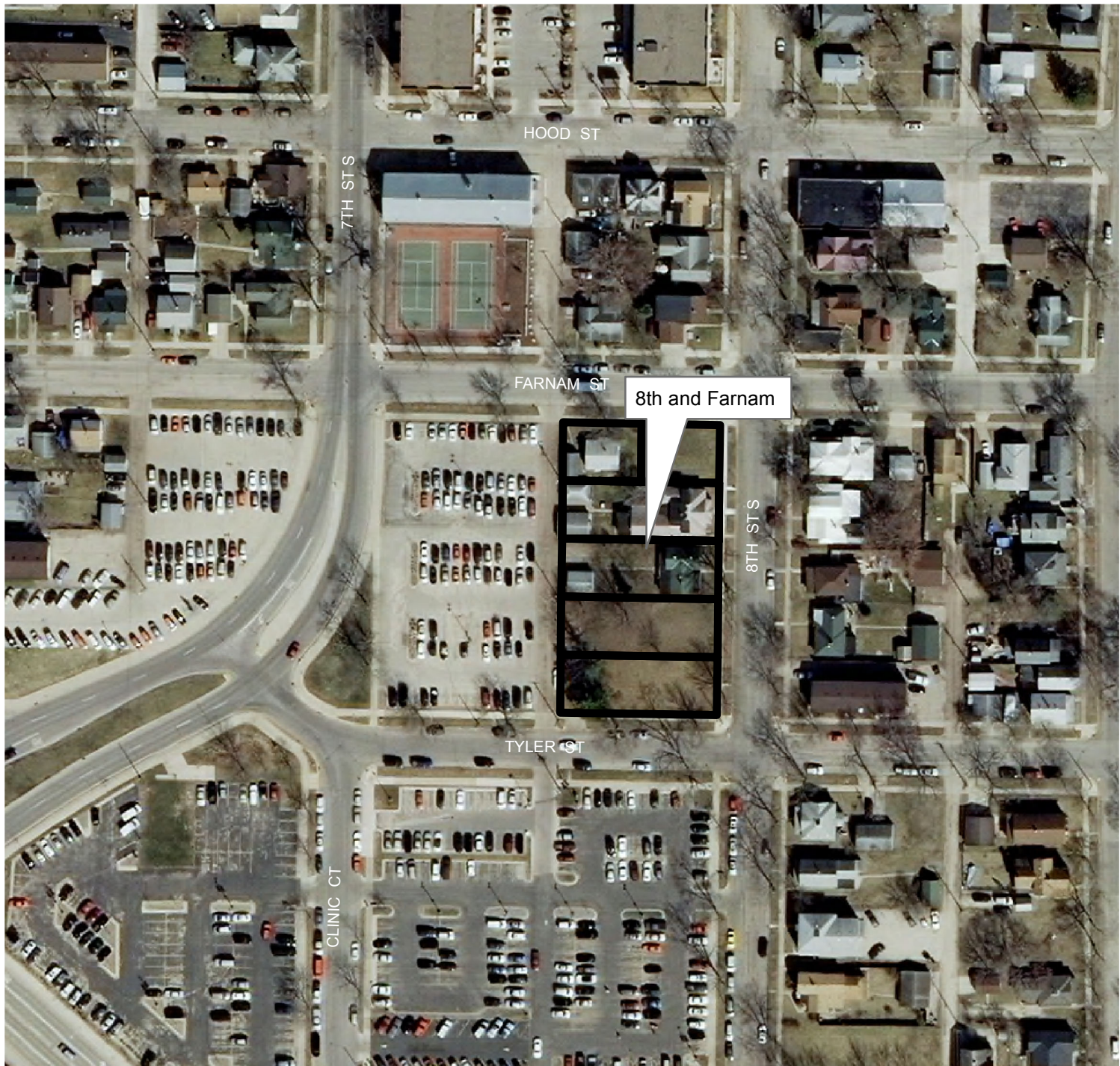
The proposed project is consistent with the Joint Neighborhood and Campus Plan for the Powell-Poage Hamilton Neighborhood and Gundersen Health System and its identified strategy for block by block redevelopment.

➤ **PLANNING RECOMMENDATION:**


Planning Staff is in full support of Gundersen's concept for resident housing at this site. However, Planning Staff would like to work with Gundersen on the proposed site plan and design of the housing itself. The preliminary design of the duplexes does not fit into the character of the neighborhood. In addition, the two car-parking pads in the front yards would also not fit into the neighborhood as the rest of the neighborhood is served by alley access with very little curb cuts for parking. With these additional curb cuts, there is less space for on-street parking which then pushes it further into the neighborhood. This would occur within an area of the neighborhood that already has on-street parking concerns.

Initial discussions with Gundersen have indicated that these issues can be discussed and worked out through the Multi-Family Design Review process prior to Planned Development District-Specific 14zoning.

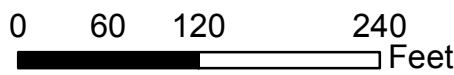
This ORDINANCE for conceptual PDD rezoning is recommended for approval.

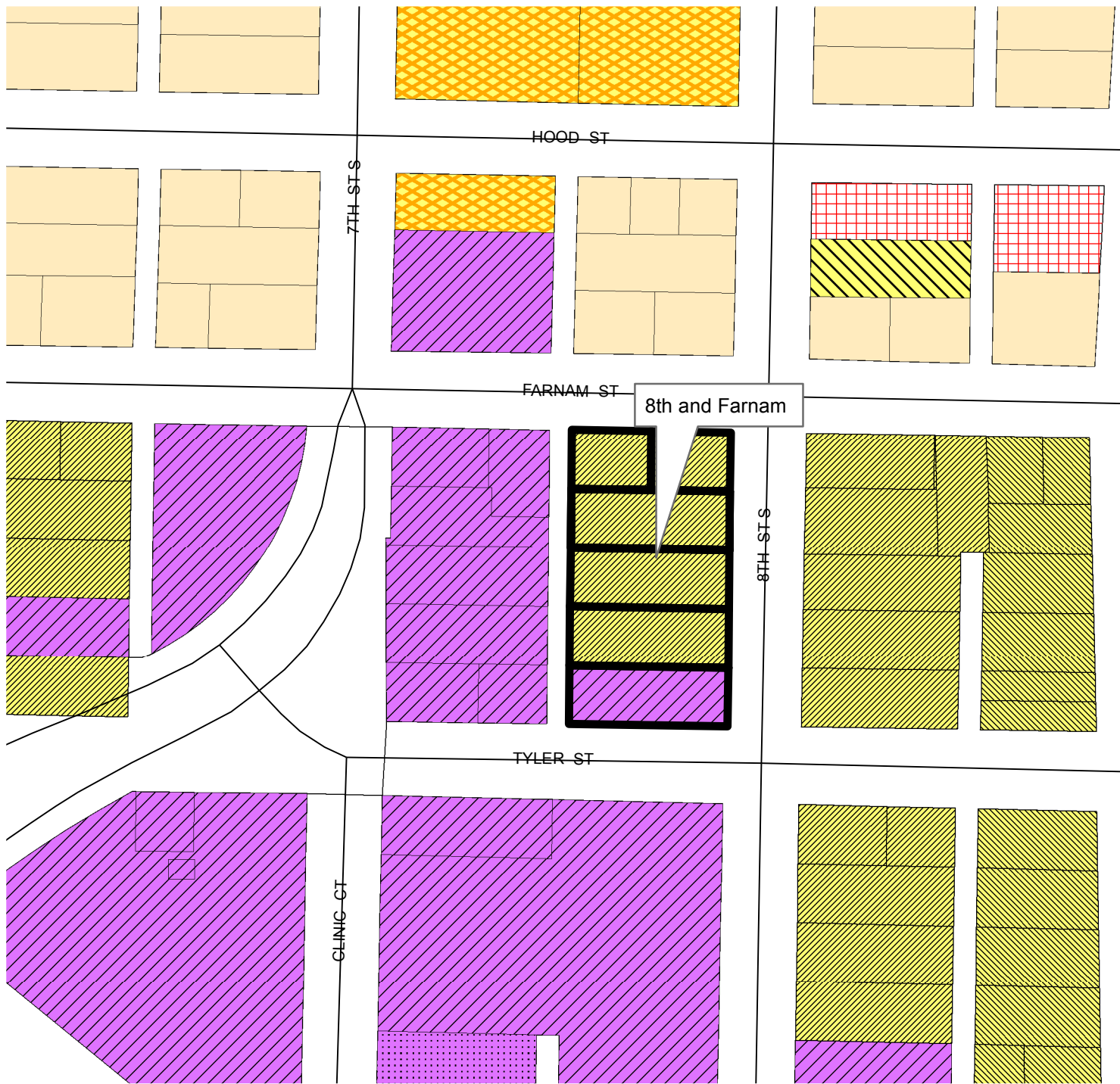


BASIC ZONING DISTRICTS
























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	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
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	City Limits
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