

**CERTIFIED COPY OF RESOLUTION ADOPTED AT A
REGULAR MEETING OF THE CITY PLAN COMMISSION
OF THE CITY OF LA CROSSE, WISCONSIN**

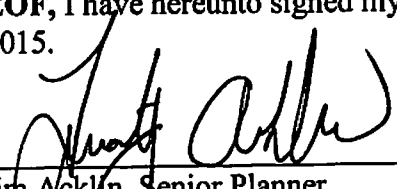
STATE OF WISCONSIN)
) ss.
County of La Crosse, City of La Crosse)

I HEREBY CERTIFY that I am the duly appointed, qualified, and secretary of the City Plan Commission of the City of La Crosse and State of Wisconsin; that the following is a true and correct copy of a Resolution adopted at the regular meeting of the City Plan Commission of the City of La Crosse, State of Wisconsin, held on the held on the 2nd day of March, 2015 at four o'clock, p.m., in the Third Floor Conference Room in the City Hall in said City; and that the same has been duly recorded in the minutes of said Commission and has never been rescinded or revoked.

BE IT RESOLVED: AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Special Multiple District to the Planned Development District - General at 1243 Badger Street; 507, 513, 517 and 531 13th St. N. and 1234 and 1240 La Crosse Street allowing rental housing be approved with the following concerns addressed prior to final design review and Planned Development District-Specific zoning

- 1) A parking solution that addresses staff concerns needs to be finalized and a signed agreement between UWL and the applicant needs to be submitted.
 - 2) Staff is concerned about the surface parking lot that fronts La Crosse Street. This lot will need to be more than adequately screened from the street with landscaping.
 - 3) Once floor plans are completed, a final parking requirement will be calculated. At that time, if the applicant cannot supply the necessary parking on site, the applicant will need to apply for an exemption from the Design Review standards.
 - 4) Staff strongly recommends the term of the agreement with UWL be for a minimum of 15 years. This will provide time for the City to implement its Transportation Vision, which will work to reduce parking demands in the core of the City.
 - 5) In conversations with the developer staff discussed the potential for a Phase II of the project that includes the acquisition of the three properties to the north of the proposed building. Phase II would allow for the potential for a second building and additional parking to serve both buildings. Staff is in full support of a Phase II as long as the second building is mixed use, fronts La Crosse Street, and reduces the need for off-site parking of both projects.
 - 6) The Developer's 30 minute on-street parking requests require submission of a Traffic and Parking signage application through Engineering Department.
 - 7) The applicant consider other parking solutions.
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IN WITNESS WHEREOF, I have hereunto signed my name at La Crosse, Wisconsin, this 2nd day of March, 2015.



Tim Acklin, Senior Planner
Acting Recording Secretary, City Plan Commission
City of La Crosse, Wisconsin