

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

➤ **AGENDA ITEM – 16-0263 (Lewis Kuhlman)**

Application of Gundersen Health System for a Conditional Use Permit at 1501, 1507, 1511 and 1517 8th St. S., 1508, 1518 and 1524 9th St. S., 817 and 819 Denton St. allowing for demolition of structures for use as parking lots.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

Applicant intends to build 175 surface parking spaces on nine residential lots, totaling .96 acres (41,904 square feet), depicted in attached **MAP PC16-0263**. Since 2000, the applicant has applied for conditional use permits to demolish structures for parking or green space on 51 parcels, totaling nearly 7.5 acres (See attached spreadsheet and aerial). Applicant states that the parking is for patients and is necessary to replace parking on other parcels that are being developed. The lots in this application are within 2.5 blocks of a bus stop and the future Farnham St. bicycle boulevard, and are connected to the sidewalk network.

➤ **GENERAL LOCATION:**

The block bordered by Tyler St., 8th St. S., Denton St., and 9th St. S.

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This application is not consistent with the 2002 comprehensive plan. The Future Land Use Map indicates that the area should be Traditional Neighborhood Development, which includes “a variety of housing unit types and densities along with small-scale retail and service businesses.” Additionally, it does not support the plan’s land use objective to improve land use compatibility and maintain traditional urban character. The Comprehensive Plan also recommends “accommodating institutional expansion that *compliments the surround neighborhood*” (Emphasis added).

To that end, the City conducted a joint campus and neighborhood planning process in 2013. The application is not consistent with this plan either – the parcels are identified as mixed-use, where the design standards recommend the following:

- Reduce parking footprint by building ramps below or above ground
- Locate surface parking lots in the rear or interior side of the building

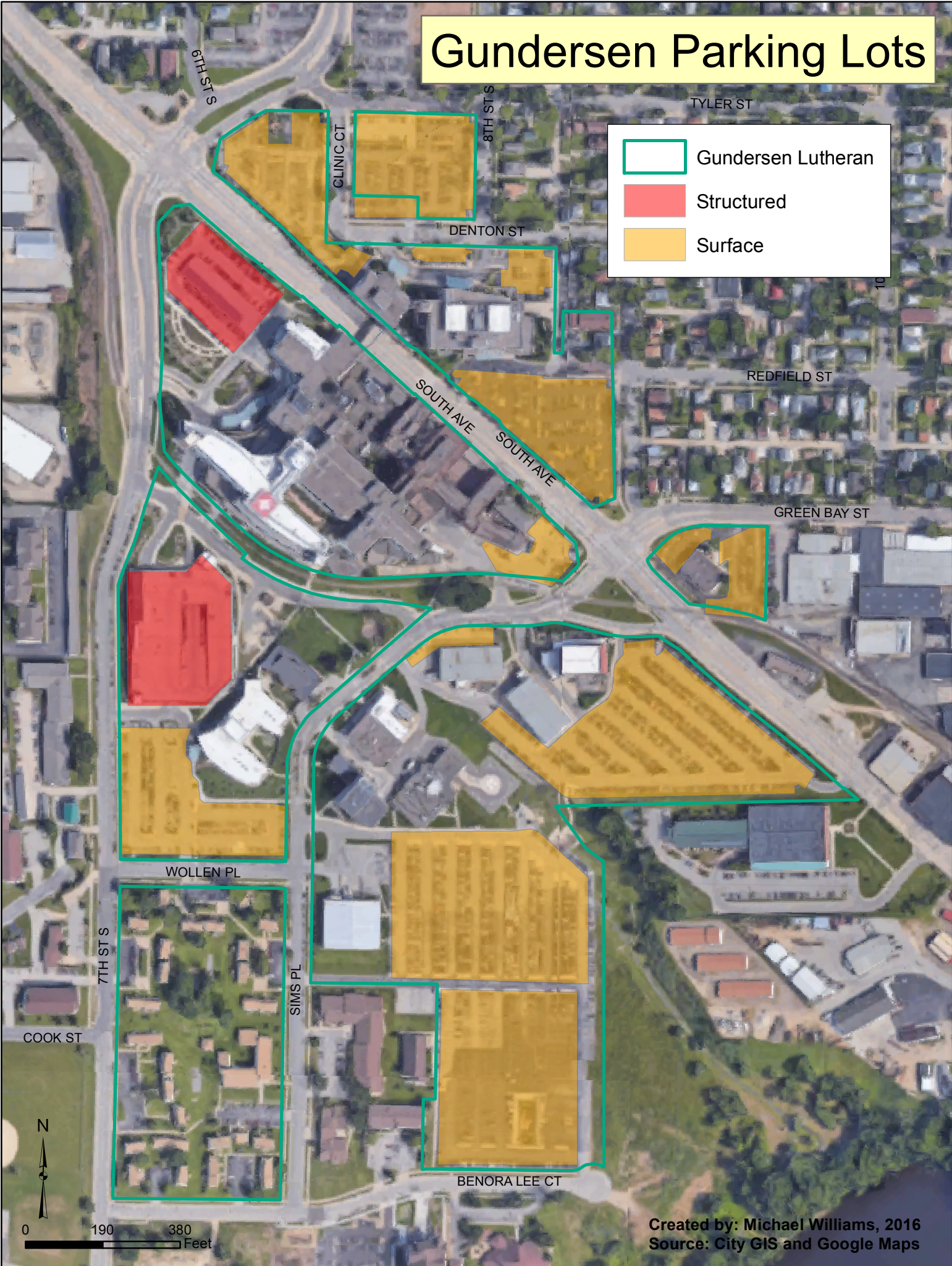
➤ **PLANNING RECOMMENDATION:**

This application does not follow the Comprehensive Plan's or the *Powell-Hood-Hamilton / Gundersen Lutheran Medical Center Joint Neighborhood and Campus Plan*. Planning staff would request a commitment from the applicant to redevelop the parking lot within five years and to provide a transportation demand management plan in order to reconsider this recommendation. Planners are concerned about a cycle of parking lots creeping further into the neighborhood, where parking lots likely decrease property value of adjacent housing, these houses are bought up cheaply, are turned into parking lots, and so on. **This Application is recommended for denial, unless the above stated commitments and submittals are provided.**

Gundersen Parking Lots

Legend:

- Gundersen Lutheran
- Structured
- Surface


























Area of Gundersen CUP requests for demolition Since 2000

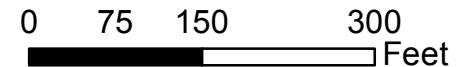
Count	File #	Address	Tax Parcel	CUP	Acres	Sq Ft
1	16-0264	820 Farnam St	17-30077-10	Green Space	0.060	2,614
2	16-0263	1501 8th St S	17-30083-40	Parking	0.091	3,964
3	16-0263	1507 8th St S	17-30083-30	Parking	0.162	7,057
4	16-0263	1511 8th St S	17-30083-20	Parking	0.162	7,057
5	16-0263	1517 8th St S	17-30083-10	Parking	0.162	7,057
6	16-0263	1508 9th St S	17-30082-90	Parking	0.125	5,445
7	16-0263	1518 9th St S	17-30082-110	Parking	0.129	5,619
8	16-0263	1524 9th St S	17-30082-130	Parking	0.079	3,441
9	16-0263	819 Denton St	17-30082-120	Parking	0.052	2,265
10	15-0558	1600 9th St S	17-30083-50	Green Space	0.068	2,962
11	15-0558	1403 6th St S	17-30079-100	Green Space	0.091	3,964
12	15-0558	1407 6th St S	17-30079-80	Green Space	0.165	7,187
13	14-1167	608 Farnam St	17-30079-90	Green Space	0.074	3,223
14	14-1167	718 Farnam St	17-30077-140	Green Space	0.090	3,920
15	14-1167	1404 8th St S	17-30078-20	Green Space	0.180	7,841
16	14-1167	1410 8th St S	17-30078-30	Green Space	0.180	7,841
17	14-0852	1901 7th St S	17-50781-460	Parking*		
18	2008-12-017	1416 8th St S	17-30078-40	Green Space	0.180	7,841
19	2008-12-018	1503 Clinic Ct	17-30082-70	Parking	0.175	7,623
20	2007-01-008	618 Tyler St	17-30080-120	Green Space	0.059	2,570
21	2005-11-017	1422 8th St S	17-30078-50	Green Space	0.180	7,841
22	2005-11-017	1523 8th St S	17-30082-140	Green Space	0.162	7,057
23	2005-11-017	1413 7th St S	17-30078-90	Parking	0.180	7,841
24	2005-11-017	1417 7th St S	17-30078-80	Parking	0.180	7,841
25	2005-11-017	1423 7th St S	17-30078-70	Parking	0.093	4,051
26	2005-11-017	711 Tyler St	17-30078-60	Parking	0.080	3,485
27	2000-05-022 2000-04-022	1911 South Ave	17-30084-120	Parking	0.170	3,485
28	2000-04-022	1603 8th St S	17-30084-20	Parking	0.200	3,485
29	2000-04-022	1607 8th St S	17-30084-10	Parking	0.200	3,485
30	2000-04-022	1613 8th St S	17-30083-140	Parking	0.200	3,485
31	2000-04-022	1619 8th St S	17-30083-130	Parking	0.200	8,712
32	2000-04-022	1623 8th St S	17-30083-120	Parking	0.340	14,810
33	2000-04-022	1703 8th St S	17-30085-100	Parking	0.280	12,197
34	2000-04-022	1709 8th St S	17-30085-90	Parking	0.130	5,663
35	2000-04-022	1712 9th St S	17-30085-30	Parking	0.067	2,919
36	2000-04-022	1714 9th St S	17-30085-20	Parking	0.118	5,140
37	2000-04-022	1911 South Ave	17-30084-120	Parking	0.170	7,405
38	2000-04-022	1927 South Ave	17-30085-80	Parking	0.137	5,968
39	2000-04-022	1937 South Ave	17-30085-70	Parking	0.047	2,047
40	2000-04-022	827 Green Bay St	17-30085-40	Parking	0.360	15,682
41	2000-04-021	1509 7th St S	17-30082-60	Parking	0.175	7,623
42	2000-04-021	1513 7th St S	17-30082-50	Parking	0.175	7,623
43	2000-04-021	1517 7th St S	17-30082-40	Parking	0.175	7,623
44	2000-04-021	716 Tyler St	17-30081-110	Parking	0.093	4,051
45	2000-04-021	1502 8th St S	17-30081-120	Parking	0.083	3,615
46	2000-04-021	1508 8th St S	17-30081-130	Parking	0.175	7,623
47	2000-04-021	1512 8th St S	17-30081-140	Parking	0.175	7,623
48	2000-04-021	1516 8th St S	17-30082-10	Parking	0.175	7,623
49	2000-04-021	1520 8th St S	17-30082-20	Parking	0.164	7,144
50	2000-04-021	1523 7th St S	17-30082-30	Parking	0.164	7,144
51	2000-04-020	1419 6th St S	17-30079-60	Parking	0.160	6,970
Grand Total					7.492	306,750

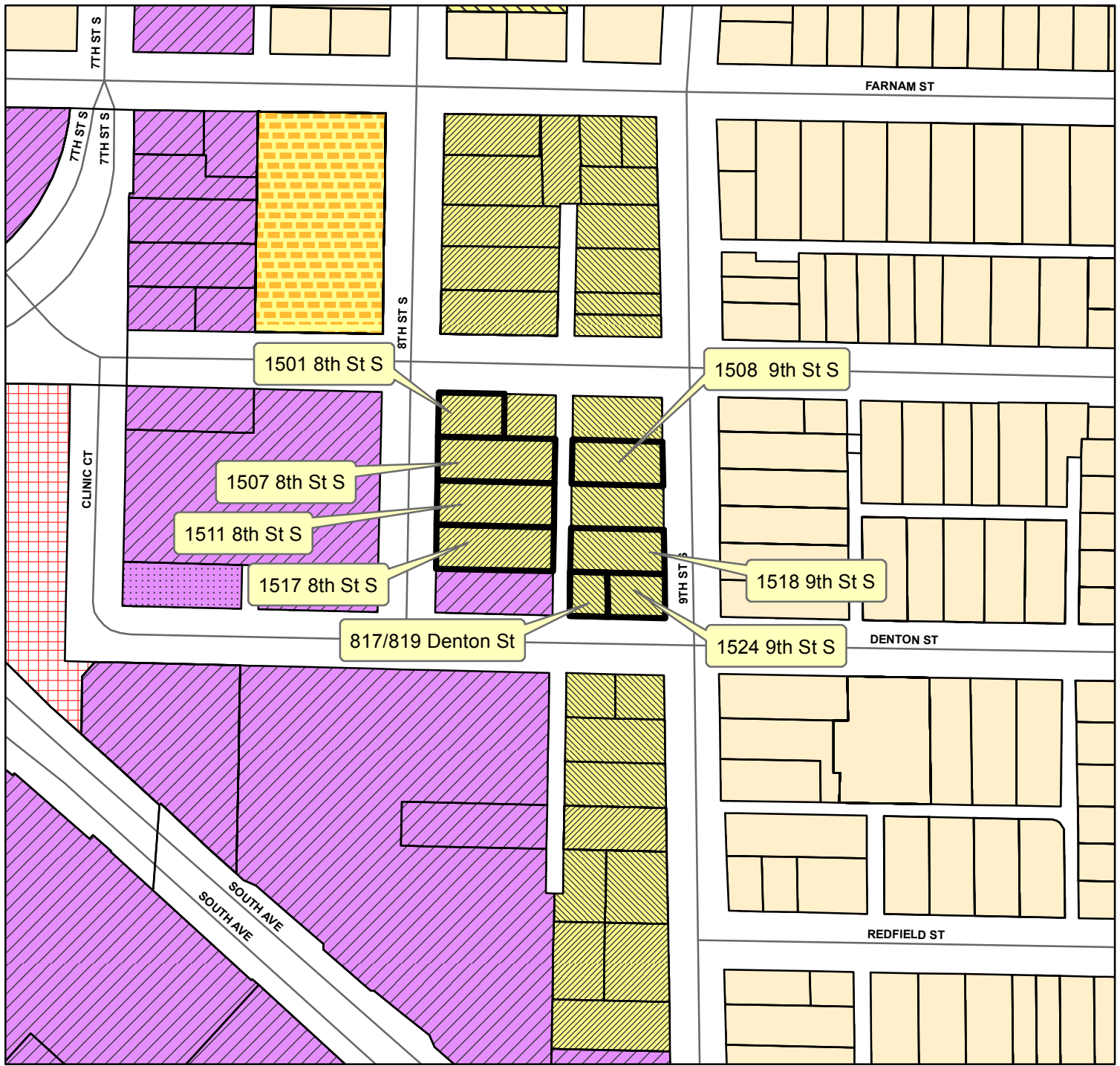
* Partial lot demolition of unknown size



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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
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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