

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 30, 2019**

➤ **AGENDA ITEM – 19-1793 (Jason Gilman)**

Application of Gundersen Clinic Ltd for a Conditional Use Permit at 608 Farnam St., 1403 and 1407 6th St. S. allowing for a paved parking lot.

➤ **ROUTING:** CPC 12/30/19, J&A 1/2/2020

➤ **BACKGROUND INFORMATION:** Gundersen Clinic Ltd. Is applying for a conditional use permit to place a parking lot containing 52 spaces, 11 of which will be shared with the recent Farnam Flats project coordinated by the Joint Development Corporation.

Gundersen Health Systems had applied for a conditional use permit in 2014 to remove two residential structures from these parcels and was granted an approval for green space at this location. This 2014 approval also required a Payment in Lieu of Taxes agreement and a condition requiring certain densities consistent with the Comprehensive Plan be used should Gundersen erect residency housing on the sites.

The demolitions removed two single family home structures which were rentals at the time.

➤ **GENERAL LOCATION:** 608 Farnam St., 1403 and 1407 6th St. S. at the southwest corner of Farnam and 6th St., west of an employee parking lot along 7th St.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** A CUP was approved in 2014 for the demolition of three single family structures on these parcels for green space.

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN: The Comprehensive Plan indicates Traditional Neighborhood Development on these parcels which is characterized in the plan by: *This category includes a variety of housing unit types and densities, along with small-scale retail and service businesses. Some buildings may have both businesses and housing units. Buildings are set close to the sidewalk with parking is located behind buildings. Streets are narrow and include sidewalks and boulevard trees. Parks and other public spaces are integrated with other land uses. This land use encompasses existing traditional neighborhoods and high-amenity or high-activity locations such as near downtown and major institutions. The density is expected to be greater than 4 housing units per net acre and will include a mix of single and multi-family housing.*

This use is in conflict with the Comprehensive Plan recommendations, although it is supporting the Farnam Flats project which is consistent with TND land use recommendations.

- **PLANNING RECOMMENDATION: The Planning Department recommends denial of this application** due to the conflict with the Comprehensive Plan and the importance of context sensitive design in the traditional neighborhood development land use category.

While we strongly support the work related to Farnam Flats, the department advocated for reduced off street (shared parking) which included Gundersen offering supplemental shared parking for daytime-nighttime use to maximize the use of parking areas. Early discussions at the JDC indicated Gundersen would likely use existing parking east of these parcels for this shared parking requirement.

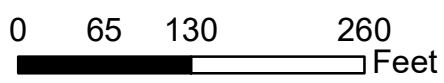
Gundersen Health Systems agreed in previous applications for demolitions and conversion to parking to participating in transportation demand management planning.

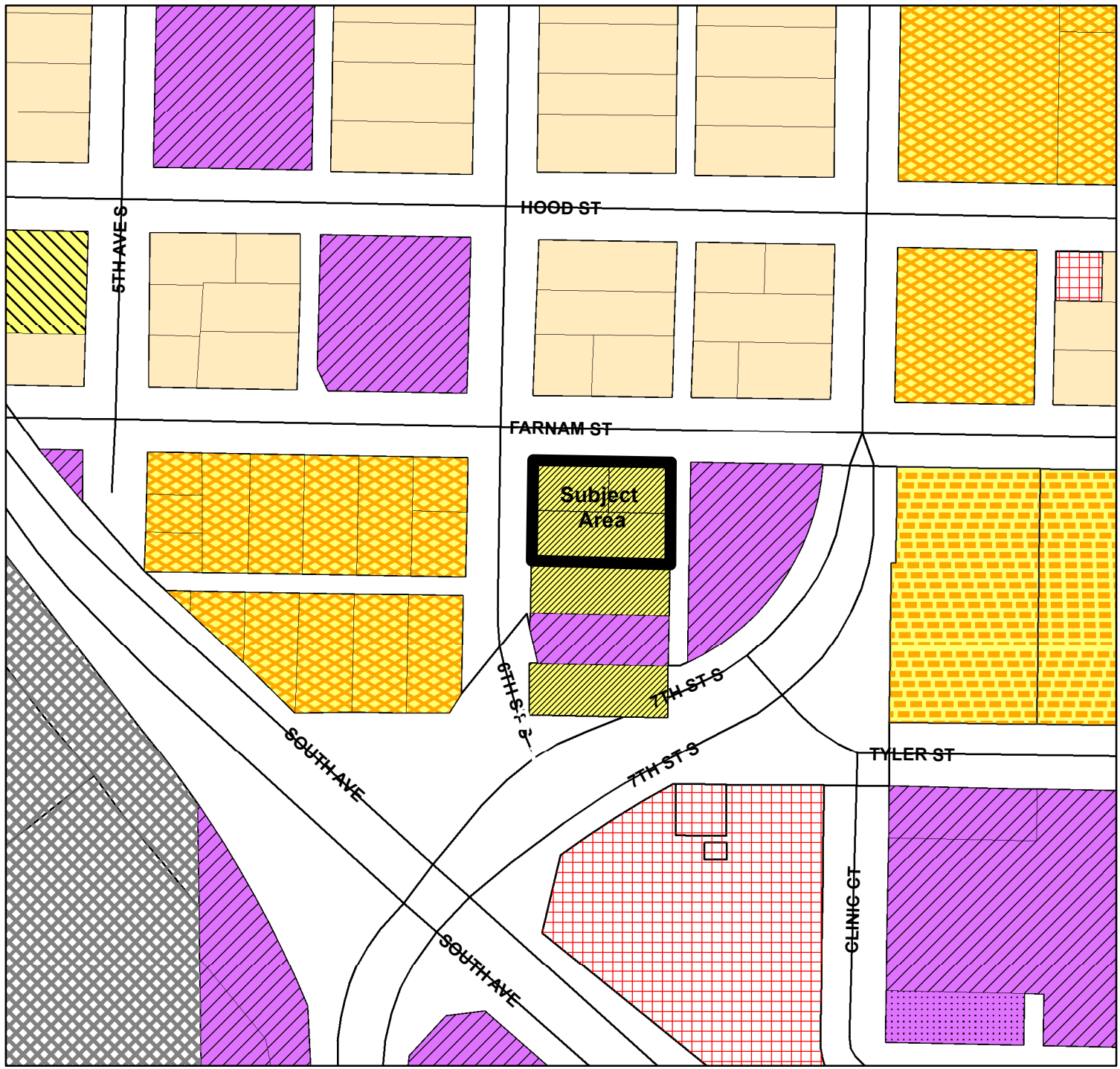
Additionally, the department is concerned with the proliferation of surface lots which conflict with transportation demand management goals which incentivize single occupancy vehicle use in the City, and while Gundersen needs destination medical customer parking due to their market reach, employee parking should be strongly considered in the context of TDM principles and the application does not include any evidence of an analysis of alternative transportation measures or programs.



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





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