

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 28, 2015**

➤ **AGENDA ITEM – 15-0930 (Tim Acklin)**

AN ORDINANCE to amend Section 115-110 of the Code of Ordinance of the City of La Crosse by transferring certain property from the Public and Semi-Public District to the Limited Commercial District on parcel bounded by South Ave., 7th St. S. and Clinic Ct. (Parcel ID 17-30080-150) allowing for a hotel and dining establishment.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC15-0930** from the Public and Semi-Public District (PS) to the Commercial District (C2). The applicant (Gundersen) would like to rezone the property in order to construct a hotel and restaurant. It is anticipated that the hotel would be built first followed by the restaurant. Gundersen would partner with a developer that would own and operate the hotel. The hotel is proposed to be connected to the Founders Building by either a skywalk or some ground level covered walkway. Siting consideration for the building has considered the archaeology district and the architecture dominating the street frontage rather than off street parking. While the hotel will be open for anyone Gundersen would like the hotel to be connected to their campus for family members of long-term patients to stay at.

➤ **GENERAL LOCATION:**

Intersection of 7th Street S and South Avenue.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























This project was identified in the Joint Neighborhood Plan between Gundersen and Powell-Poage-Hamilton as a primary objective. It was also listed as a project in the Development Agreement between Gundersen and the City of La Crosse as part of Tax Incremental District #14.

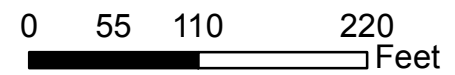
➤ **PLANNING RECOMMENDATION:**

Staff is in support of this project at this location. This project will meet several objectives that are identified in various plans and agreements. Gundersen will still need to go through the Commercial Design Review Process as well as meet other building code requirements if they want to connect it with a skywalk. **This Ordinance is recommended for approval.**

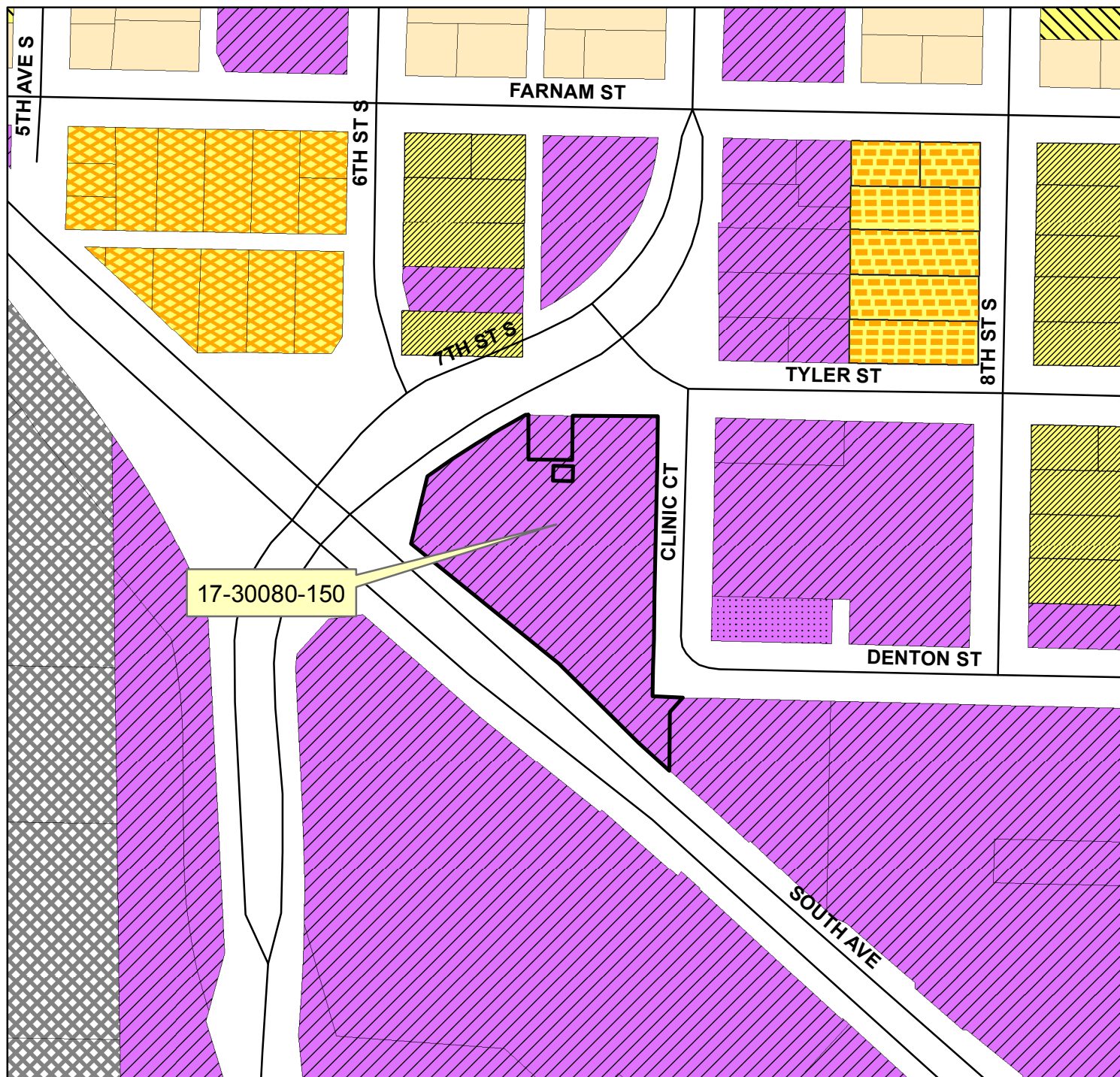


BASIC ZONING DISTRICTS

-  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

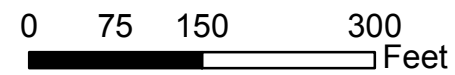


PC15-0930



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