

**CITY OF LA CROSSE, WISCONSIN**  
**CITY PLAN COMMISSION**  
**REPORT**  
**August 30, 2021**

Ø **AGENDA ITEM – 21-1192 (Tim Acklin)**

Request for exception to Multi-Family Housing Design Standards by Bethany Lutheran Homes, Inc. allowing for an exception to the requirement for one parking space per bedroom and one bike parking space for every three bedrooms for a project at 2575 7th St. S.

Ø **ROUTING:** J&A 8.31.21

Ø **BACKGROUND INFORMATION:**

This item is related to Agenda Item# 21-1190. The applicant is requesting an exception to the off-street parking and bicycle parking requirements as part of the Multi-Family Design Review process for the property depicted on attached **MAP PC21-1192.**

The applicant is proposing to construct a four-story addition to the existing building with 60 one-bedroom units, a dining hall and nursing support spaces. The applicant has stated that no new occupants are being added to the site. They currently have 60 units with double occupancy (2 bedrooms). They would like to upgrade these units into one-bedroom units and construct an addition that will house the 60 occupants being displaced. Since the facility is not adding additional occupants/residents they have stated that no additional spaces are needed.

Ø **GENERAL LOCATION:**

2575 7<sup>th</sup> Street S immediately south of Bethany Lutheran's Eagle Crest facility and Swift Creek.

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

N/A

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map in the Comprehensive Plan depicts this parcel as LDH-Low/Medium Density Housing. This land use category includes single- and two-family housing plus carefully integrated townhouses or other housing forms with individual outdoor entrances. Multiple unit buildings should not have more than 6 housing units per building. The density is expected to be not

more than 10 housing units per net acre. Mixed use development may be allowed through a PUD in locations at intersections or along busier roads. The proposed zoning and use are not consistent with the Comprehensive Plan.

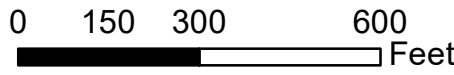
Ø **PLANNING RECOMMENDATION:**

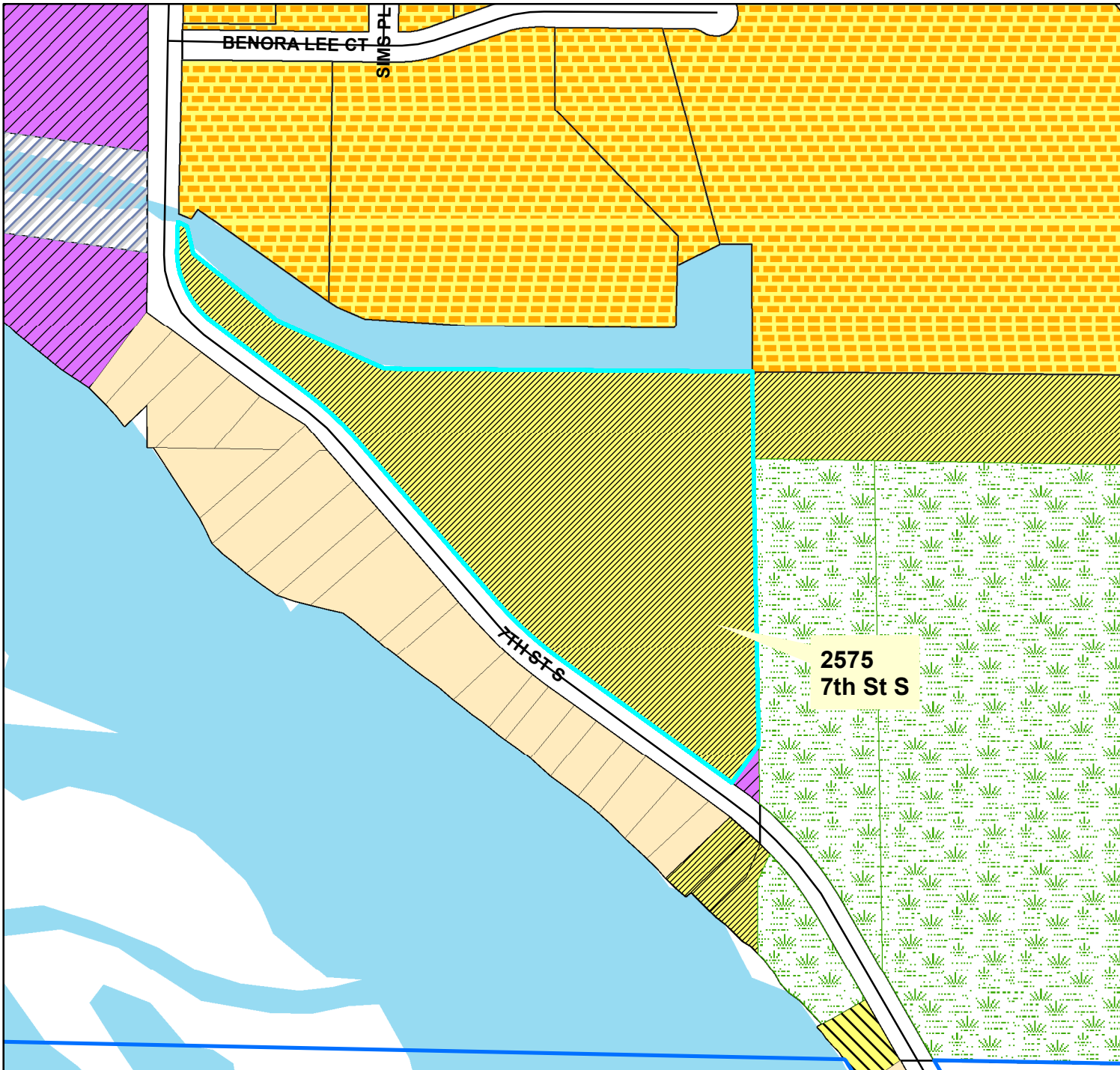
Staff has no concerns with this request due to the nature of the project and use of the property. **This item is recommended for approval.**



## 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





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