

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
October 31, 2016**

➤ **AGENDA ITEM – 16-1027 (Andrea Schnick)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Public/Semi-Public District to the Commercial District allowing for combining of parcels at 618 Tyler St (17-30080-120), South Ave (17-30080-152) and 710 Denton St (17-30084-90).

➤ **ROUTING:** J&A Committee, Public Hearing 11/1/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Gundersen Health System is requesting these three parcels be combined into one and added to the current parcel designated to be the Gundersen Hotel & Suites project which will include a hotel and restaurant. To eventually compile all the parcels into one, the parcels must be of the same zoning. The current zoning is PS – Public Semi Public and they are requesting it be changed to C2 – Commercial. The Hotel & Suites parcel has already been rezoned to C2.

➤ **GENERAL LOCATION:**

618 Tyler St, South Ave and 710 Denton St. See attached **MAP PC16-1027.**

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

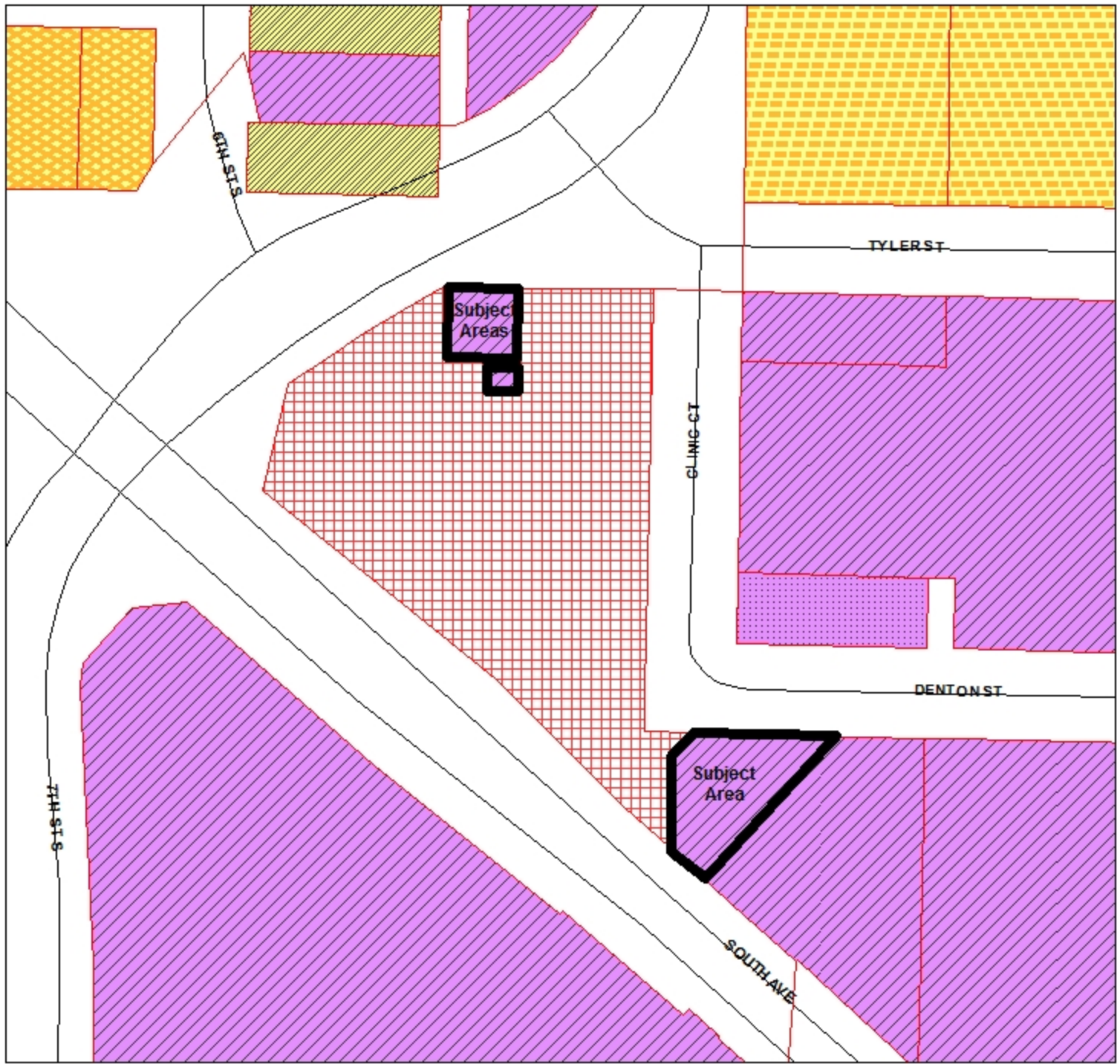
The project design was approved by the Design Review Committee in April 2016.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan encourages Gundersen to have a Master Plan for their neighborhood development. This project is one of the goals of the TID 14 creation, the Joint Neighborhood Plan and the Development Agreement between the City of La Crosse and Gundersen Health System.

➤ **PLANNING RECOMMENDATION:**

Rezoning of these parcels is required for Gundersen Health System to combine the lots to move forward with the hotel and restaurant project plan. **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

