

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 1, 2015**

➤ **AGENDA ITEM – 15-0555 (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 Planned Development District - General to the Planned Development District - Specific at 718 Farnam Street, 1402, 1404-1408, 1410, 1416 and 1422 8th St S. allowing for development of six duplex units for medical resident housing.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached MAP PC15-0555 from the Planned Development District-General to the Planned Development District- Specific. The applicant (Gundersen) is requesting to rezone the property in order to develop resident housing. Their proposed concept is to combine the existing six lots and construct 6 duplexes. A 24 space parking lot would be accessed off of the alley. A site plan is attached.

This half block is within Gundersen’s approved campus boundary. Planned Development District zoning was recommended by Planning Staff in order to be consistent with the majority of Gundersen’s campus including the area with their current resident housing.

➤ **GENERAL LOCATION:**

8th Street S between Farnam and Tyler Streets.

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

The Common Council approved a Conditional Use Permit to demolish the structures for three of these properties at their November 18, 2014 Meeting.

The Common Council approved the conceptual rezoning of this project to Planned Development District- General at their December 11, 2014 meeting.

The Design Review Committee approved the design of the proposed development at their May 15, 2015 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed project is consistent with the Joint Neighborhood and Campus Plan for the Powell-Poage Hamilton Neighborhood and Gundersen Health System and its identified strategy for block by block redevelopment.
























➤ **PLANNING RECOMMENDATION:**

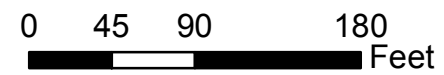
Planning Staff is in full support of Gundersen's concept for resident housing at this site. Gundersen and the City worked together through the Multi-Family Design Review process on the design of the duplexes and on site layout. Gundersen revised their plans extensively to accommodate staff's requests including providing a variation in design of the duplexes so they did not all look the same.

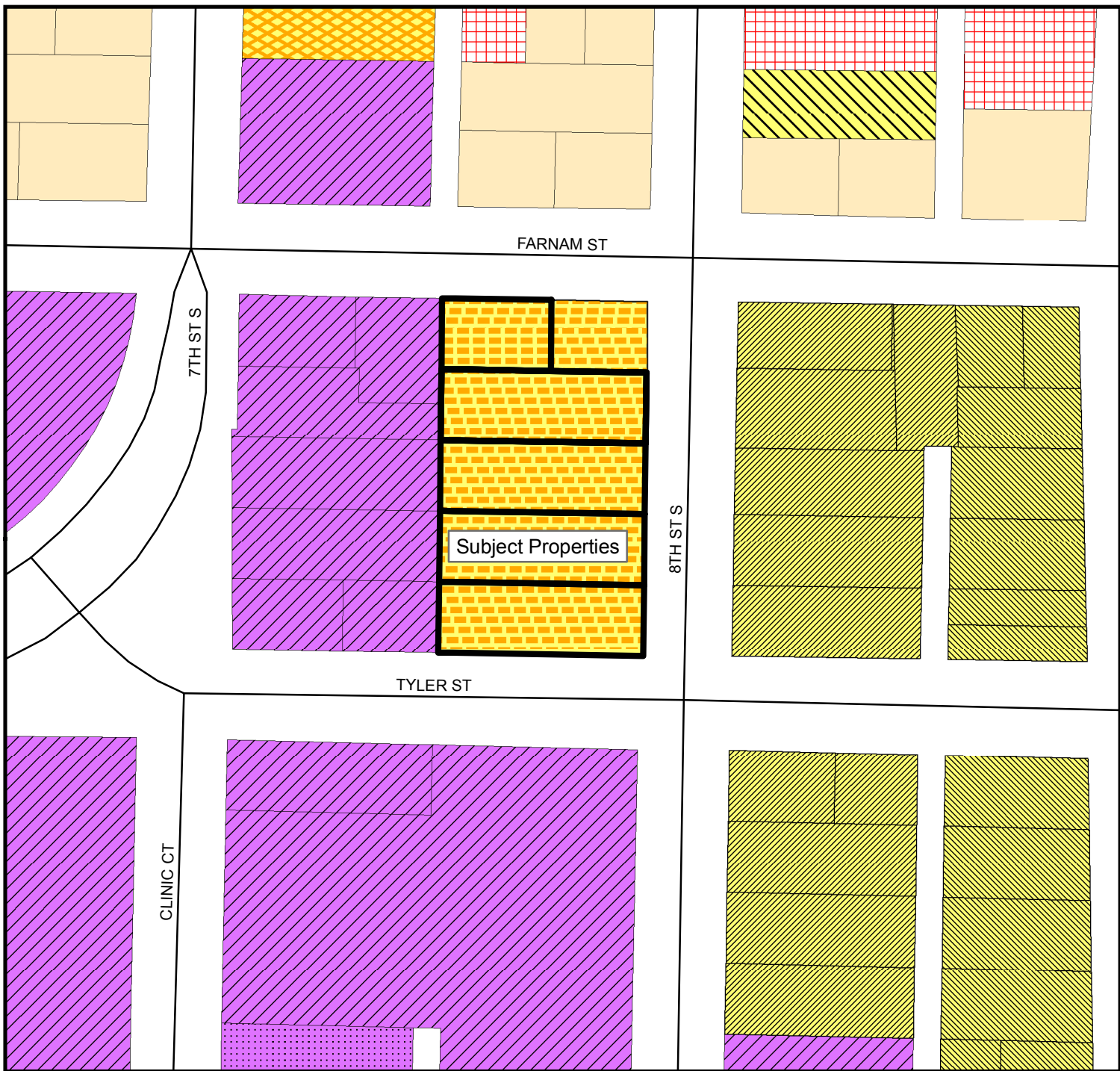
This ORDINANCE is recommended for approval.



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





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