

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 27, 2017**

➤ **AGENDA ITEM - 17-0157 (Tim Acklin)**

Application of Nesnah Ventures LLC for a Conditional Use Permit allowing demolition of building on the north side of property for construction of a senior living community at 2415 Cass Street.

➤ **ROUTING:** J&A Committee, Public Hearing 2/28/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

This item is related to item #17-0158. The applicant is requesting to expand the existing Community Living Arrangement Facility (Village on Cass) depicted on attached **MAP PC17-0157**. The applicant intends to demolish the northern portion of the existing facility in order to construct a new addition. The current facility has 31 assisted living units. With the new addition the facility will provide 30 assisted living units and 12 memory care rooms for a total of 42 1-bedroom units. Plans for the expanded facility are attached as part of the legislation; however, some aspects of the proposed design may change as the applicant is still going through the design review process. An Operations Plan is also attached as part of the Legislation.

The current facility is classified as a Residential Care Apartment Complex (RCAC) so it is not held to the density restrictions for Community Living Arrangements. A CUP is required as it is located within 2,500ft of another facility.

This project also requires a rezoning in order to release the property from a restrictive covenant that does not allow for more than 29 units, does not allow buildings to exceed 3 stories in height, and the units can only be rented to elderly or handicapped people.

➤ **GENERAL LOCATION:**

2415 Cass Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

Overall, staff is in support of the proposed expansion of the existing facility to include memory care units. One concern that may come back through the City is off-street parking. Currently the site has 26 parking stalls for the residents and employees. The proposed number of bedrooms after the expansion is 42 and the maximum number of employees per shift is fourteen. Undertaking this expansion would require that they now have to meet current code. Code requires that they provide one parking space per bedroom. Provisions under the Conditional Use Permit require that adequate parking for visitors and employees is provided.

The applicant has stated that of the 26 existing spaces only about 5 of them are used by the residents. The remaining spaces are used for employees and visitors. The applicants believe that, due to the clientele that this facility is serving, that they would not need to provide additional parking.

Staff's concern is the possibility of a change of use. If the use of this facility was to become a general apartment building where would the additional parking go?

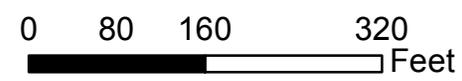
This is item is recommended for approval with the following conditions;

- 1) The permit must be reviewed annually so the Common Council may make a determination as to the effect of the facility on the health, safety and/or welfare of the City residents.**
- 2) If the Deed Restriction attached to the rezoning petition for this property is not able to be amended then the following conditions would apply to the property;**
 - a. The apartment building on this site may not exceed 42 units**
 - b. The construction on this site will not exceed three stories in height.**
 - c. The units will be rented only to elderly and/or handicapped persons.**

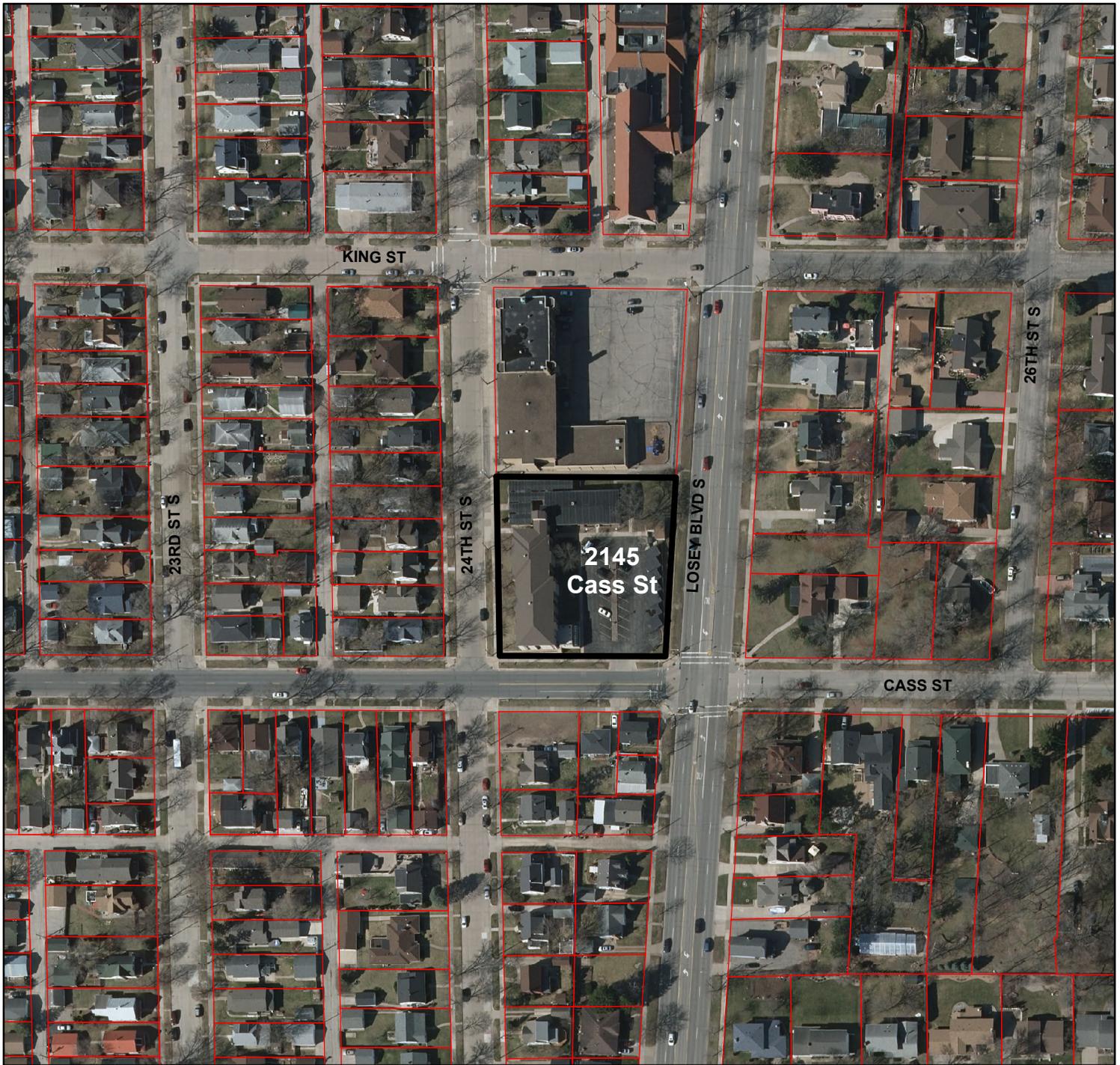


BASIC ZONING DISTRICTS

-  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



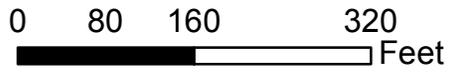
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