

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

➤ **AGENDA ITEM - 17-0158 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple District to the Special Multiple District releasing a deed restriction for property 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 #17-0157. The Subject Ordinance would transfer the property depicted on attached **MAP PC17-0158** from the Special Multiple District to the Special Multiple District in order to release 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.

The applicant would like to be released from the restrictive covenant in order to expand and add more units to the existing Community Living Arrangement Facility (Village on Cass). 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. A copy of the restrictive covenant is also attached as part of the legislation. It was recorded back in 1986.

It was determined by the City Clerk's Department that, because the restrictive covenant was attached to a rezoning petition by the City, a rezoning petition requesting to release the property from the covenant was the proper process.

➤ **GENERAL LOCATION:**

2415 Cass Street.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Keeping this property zoned Special Multiple District is consistent with the Future Land Use Map in the Comprehensive Plan. This area is designated as Medium/High Density Housing.

➤ **PLANNING RECOMMENDATION:**

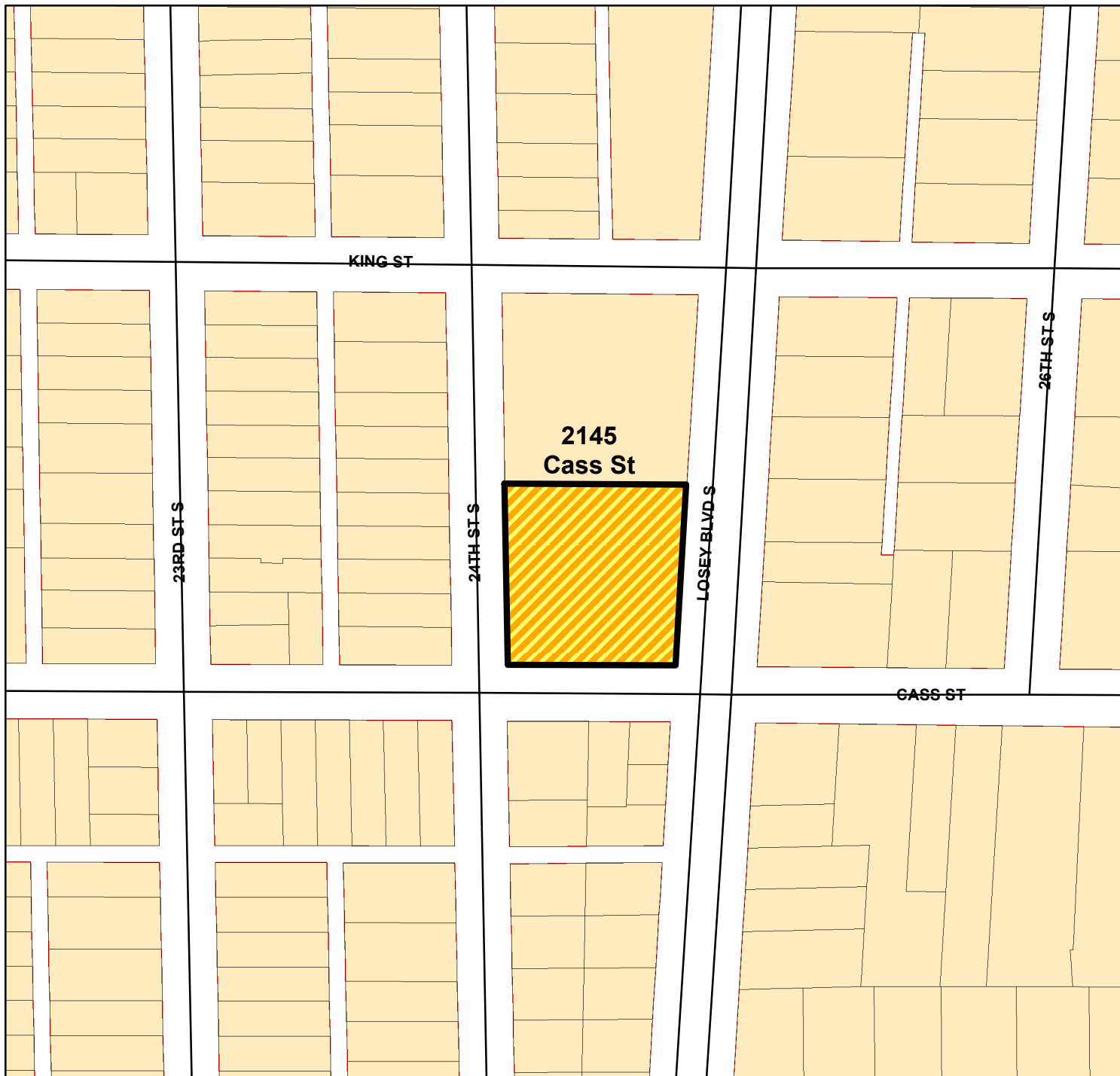
Overall, staff is in support of the proposed expansion of the existing facility to include memory care units. One concern that may come back through the City is off-street parking. Currently the site has 26 parking stalls for the residents and employees. The proposed number of bedrooms after the expansion 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?

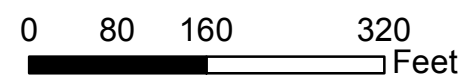
If possible staff would also like to maintain the other conditions put in place in response to the concerns from the surrounding neighborhood. These conditions help limit scale and scope.

**This Ordinance is recommended for approval with the condition that the restrictive covenant on the property is amended to not exceed 42 units. If the amending the covenant is not option it is recommended by staff to make this conditions as part of their Conditional Use Permit.**



# 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



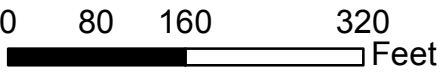
**PC17-0157**  
**PC17-0158**





# 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



**PC17-0157**  
**PC17-0158**