

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
January 3, 2017**

➤ **AGENDA ITEM - 16-1201 (Tim Acklin)**

Annual Review of Conditional Use Permit at 2133 Sunset Lane allowing an adult family home within 2,500 feet of another community living arrangement facility.

➤ **ROUTING:** J&A Committee, Public Hearing 1/3/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The Common Council approved a Conditional Use Permit (CUP) for the property depicted on attached MAP PC16-1201 at their January 2016 legislative cycle. The CUP allowed for a Community Living Arrangement Facility (Adult Family Home) at this location within 2,500ft of another facility. The CUP was approved 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 adult family home on the health, safety and/or welfare of the City residents.
2. Applicant must submit an Operations Plan to the City which includes the name and address of the CLA operator, the proposed operation and supervision, including the type of CLA and any programs offered; the number of employees; the proposed bed capacity and total number of occupants of the structure, including any residents not under residential care.
3. Applicant must provide adequate off-street visitor and employee parking.

Condition #1 required that the CUP be reviewed annually to evaluate what impacts this facility may have had on the surrounding neighborhood. A copy of their application, License, and Council Resolution are attached as part of the Legislation.

➤ **GENERAL LOCATION:**

2133 Sunset Lane

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

The Common Council approved the CUP with conditions at their January 14, 2016 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

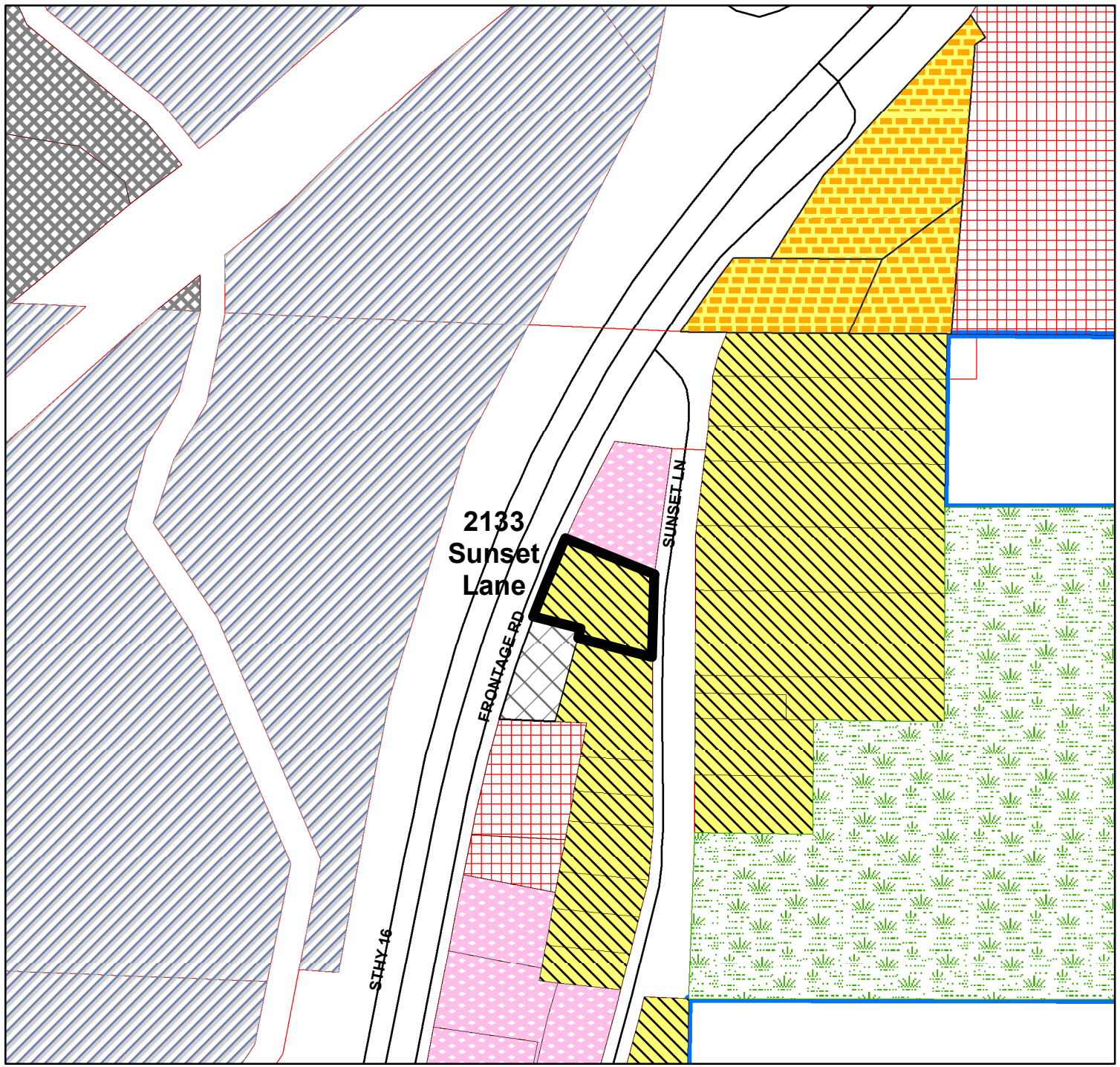
N/A

➤ **PLANNING RECOMMENDATION:**

The applicant provided the Planning Department with their Operations Plan in January 2016 to meet Condition #2. The applicant is currently in the process of adding an addition to their detached garage. Currently the concrete pad is poured already allowing for two additional off-street parking spaces. The remaining portion of the garage will be completed next year. Staff's determination is that this meets Condition #3.

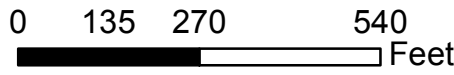
As of December 21, 2016 the Planning and Development Department, the Fire Prevention and Building Safety Department the Police Department, and the City Clerk's Office have not received any complaints, concerns, or opposition from the surrounding neighborhood.

**This item is recommended for approval with the condition that this CUP be continued to be reviewed annually so the Common Council may make a determination as to the effect of the adult family home on the health, safety and/or welfare of the City residents.**





## 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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