

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 2, 2018**

➤ **AGENDA ITEM – 18-0368 (Tim Acklin & Jack Zabrowski)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District - Specific to the Planned Development District - Specific to amend previous master plan to include the proposed Eagle Crest South expansion at 622 Bennora Lee Ct.

➤ **ROUTING:** CPC J&A, public hearing 04/03/18, 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a rezoning of the subject area depicted on attached **MAP PC18-0368** located at 622 Bennora Lee Court and approval of minor building plan revisions. The applicant is also requesting a waiver of the off-street parking requirements, an exception to 115-518(d) Light Pole Height requirement and an exemption to the Light-Colored Coatings and Porous Pavement requirement.

The applicant is requesting a rezoning in order to revise their campus plan for an addition to the existing building. The proposed addition, Eagle Crest South Phase 2, will consist of 181 units in a five-story addition with underground parking. 112 units will be independent living, 34 assisted living, and 35 memory care units. Plans of the new addition are attached to the Legislation.

Parking requirement: Bethany Lutheran conducted a parking usage study at their existing facilities. They found a usage rate of 51%, 14.6%, and 0% per bedroom for their Independent Living, Assisted Living residence and Memory Care, respectively. Using the preceding rates as guidance they are planning to construct 91 new parking spots and will have a total after construction of 212 parking spots. It is predicted that residents will only use 153 spots leaving 59 for employees and staff. As a result, they are requesting a waiver to the off-street parking requirement of 1 space per bedroom.

Light pole height requirement: The maximum light pole height currently permitted is 16-feet, Bethany Lutheran Homes existing light poles were approved at 22-feet and would like to maintain that height for consistency.

Waivers are not needed for light-colored coatings and porous pavement as they are design recommendations not requirements.

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➤ **GENERAL LOCATION:**

Eagle Crest South is 1600 feet to the south of the Gundersen Health System campus on South Avenue.

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

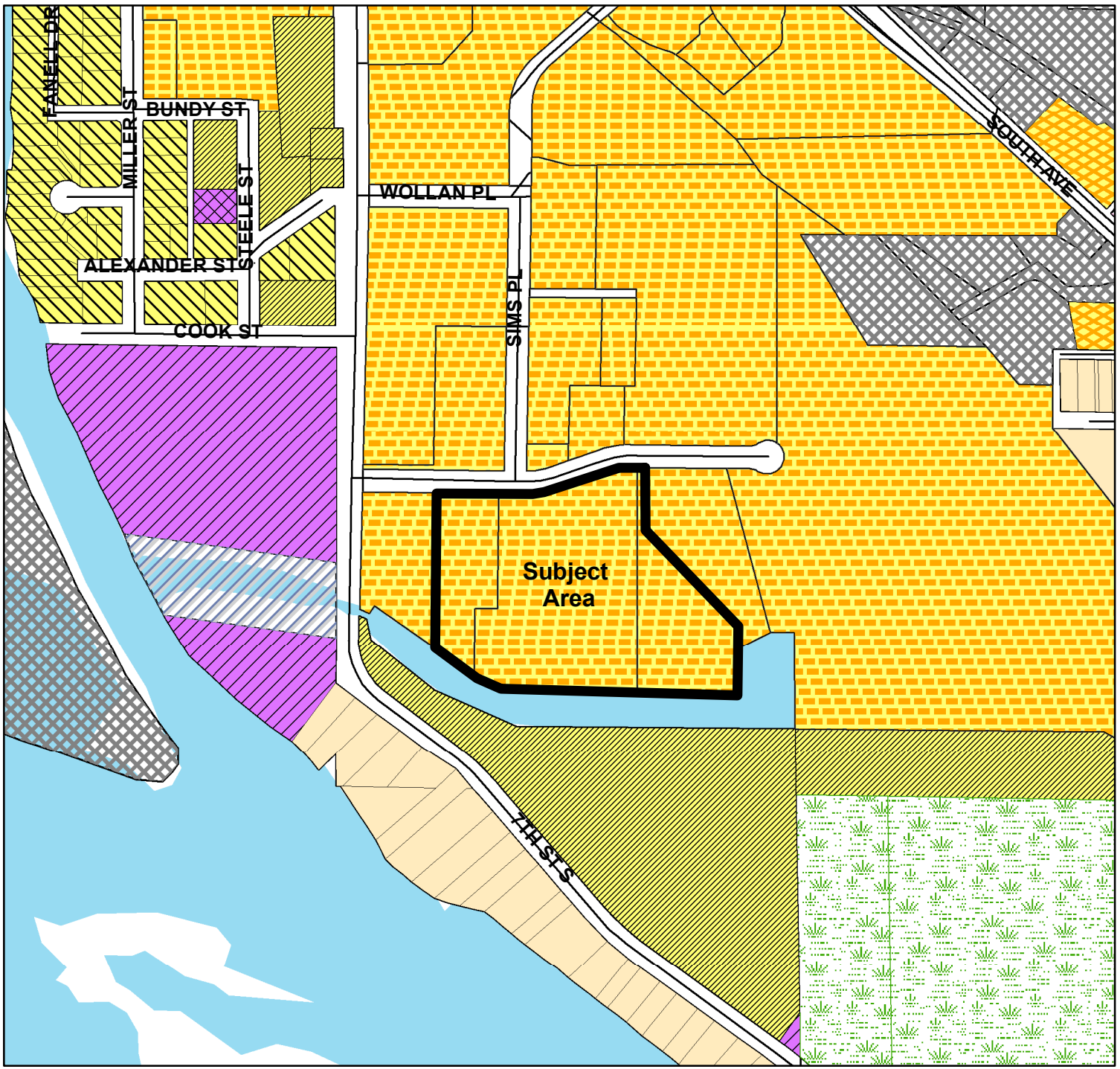
The waiver for increased height of light poles was previously approved by Design Review Commission.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Expansion of Eagle Crest South and the subsequent increase in residential housing density, 23 to 50 residents per acre, would be in agreement with the comprehensive plan.

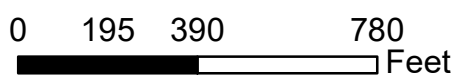
➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval of the rezoning request with the revised plans and the waiver off the off street parking requirement and the waiver to exceed the 16ft height restriction for light poles and with the condition that a revised PILOT agreement has been approved by the City Assessor's Department.



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
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	City Limits
	SUBJECT PROPERTY





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