

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 30, 2017**

➤ **AGENDA ITEM – 17-0517 (Lewis Kuhlman)**

Application of Chileda Institute, Inc. for a Conditional Use Permit at 1825 Victory Street allowing for 10-foot perimeter fencing and 8-foot utility fencing.

➤ **ROUTING:** J&A Committee, Public Hearing 5/30/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Residential fences over 6' require a conditional use permit. This facility is enclosed by a fence to prevent students from leaving without permission (elopement). It currently has four different types of fences up to 6' tall, yet they struggle to prevent elopement. The proposed 10', mini-mesh chain-link fence with roller barriers is intended to make it more difficult. Likewise, a similar 8' foot fence would be used around the utilities to keep them safe. Chief Tischer wrote a letter of support.

➤ **GENERAL LOCATION:**

On Victory St. between Mormon Coulee Rd. and East Ave. as depicted in MAP-17-0517.

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

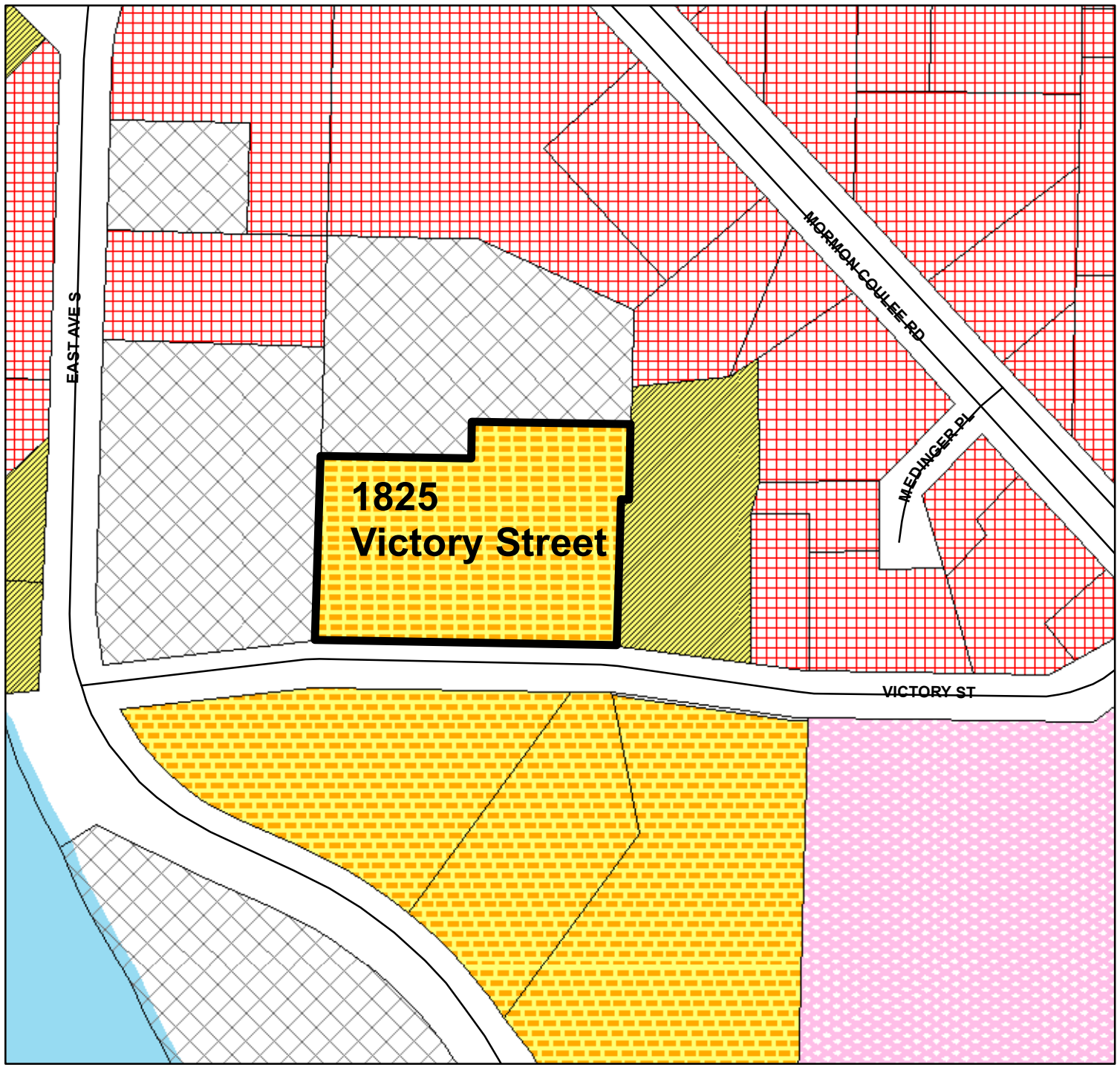
Not applicable; the Police Chief recommended approval; the Building Safety & Fire Prevention Division Chief had no issues with the fence height.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This situation is not addressed in the comprehensive plan.

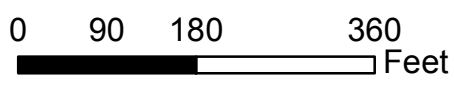
➤ **PLANNING RECOMMENDATION:**

Approval on the condition that the fences do not exceed 8 feet including the roller barrier. [Sec. 115-398\(c\)\(2\)](#) does not allow fences over 8 feet along the lot line of residentially-zoned property. While the letter of the law would not restrict fence height here, the intention of the code was likely to apply whenever adjacent to a residence. The property is zoned Planned Development, but it has a residential use. If that does not satisfy the applicant, they may be able to apply to the Board of Zoning Appeals for a variance to build a 10' fence with a roller barrier.



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





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

