

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 30, 2020**

➤ **AGENDA ITEM – 20-1634 (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 Planned Development District - Specific to the Planned Development District - Specific allowing addition to buildings at 1825 Victory Street.

➤ **ROUTING:** J&A 12.1.2020

➤ **BACKGROUND INFORMATION:**

The applicant, Chileda, is requesting to amend their existing Planned Development-Specific zoning and Master Plan on the property depicted on attached **MAP PC20-1634** in order to add an addition on to two of their existing residential buildings.

In October 2005, zoning was approved by the City for Chileda to relocate their facility to this property on Victory Street. Planned Development zoning allowed them to have one or more principal uses and structures with related accessory uses. These structures included a main classroom building and four separate residential units. The residential units house a co-ed residential school for children and young adults with autism spectrum disorders and other developmental disabilities. The constructed four separate duplexes with each unit having five bedrooms. Four of the bedrooms have one bed and one of the bedrooms has two beds.

The applicant would like to construct an addition for four of the units on two of the buildings. The primary purpose of these additions is to add an additional bedroom and eliminate the shared double bedrooms in those buildings. As a result of COVID-19 there is a need to separate the students while living in the housing units. This addition will also add additional living room space and an outdoor patio. Floor and Site plans are attached to the legislation.

➤ **GENERAL LOCATION:**

1825 Victory Street, Council District 11. Not in a Neighborhood Association.

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

The use of this property for Chileda's campus was approved by the Common Council at their October 2005 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map in the Comprehensive Plan depicts this property as “Commercial”. This category provides for a variety of retail trade or services. It encompasses areas dominated by existing commercial uses and areas with access to major road corridors. Corresponding zoning districts include Planned Unit Development.
























➤ **PLANNING RECOMMENDATION:**

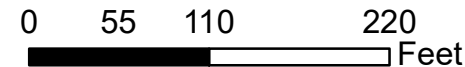
While the applicant is increasing the number of bedrooms they are not increasing the number of beds so their Community Living Arrangement status will not change. Initially there was some concern about the close proximity of the additions to the adjacent property line to the east as they are only 8-10ft in some places, the adjacent property is residential, and the existing fence is open mesh. Fortunately, the buildings located near the property line are detached garages, with no windows, for the apartment building.

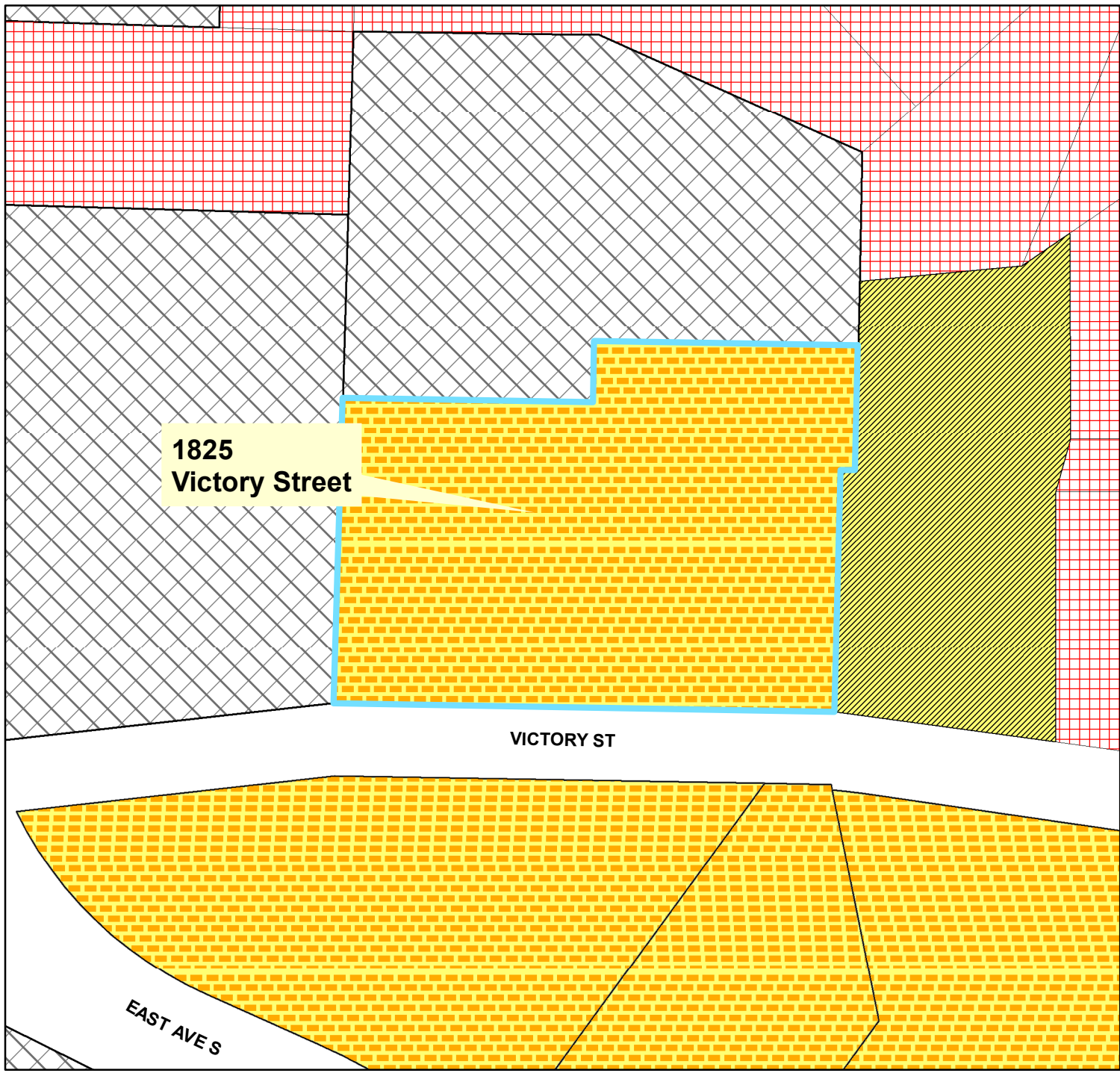
This item is recommended for approval.



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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