

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 2, 2016**

➤ **AGENDA ITEM - 16-0334 (Tim Acklin)**

Application of RR Properties of the Midwest, LLC for a Conditional Use Permit at 1120 Caledonia Street allowing for a community living arrangement with 2,500 feet of another facility and for approval of ten off street parking spaces.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a Conditional Use Permit to allow for a community living arrangement facility on the property depicted on attached **MAP PC16-0334**. A Conditional Use Permit is required as the proposed facility is within 2,500ft of 3 other types of community living arrangement facilities, which include 2 Adult Day Cares and 1 Adult Family Home. The type of community living arrangement proposed will be classified as a community based residential facility and will be used as a substance abuse recovery residence for males only. The applicant proposes to house up to 16 males for treatment. An Operations Plan is attached as part of the Legislation outlining their services, mission and operation procedures.

Due to existing zoning (C1-Local Business), 115-150 a (11), residences are only permitted above the first story. The current floor plan configuration indicates residential uses on the first floor which would need to be amended in order to permit this conditional use permit.

➤ **GENERAL LOCATION:**

1120 Caledonia Street

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This parcel is indicated as medium intensity retail office or commercial on the Comprehensive Land Use Plan.

➤ **PLANNING RECOMMENDATION:**

- (2) The following provisions are established to regulate these conditional uses which require special consideration:
 - a. *Standards.* No application for a conditional use shall be recommended, approved or granted by the City Plan Commission unless the Commission shall find all of the following:
 1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety or welfare.
Staff is concerned with the adequacy of 10 off street parking spaces for 16 residents and two employees.
 2. That the City will be able to provide municipal services to the property where the conditional use is proposed, given due consideration of the costs of providing such services.
 3. That the uses, values, and enjoyment of other property in the neighborhood for purposes already established shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
Staff would request the developer/applicant to provide more detail to the Planning Commission on general operations, hours of operation and any foreseeable impact to neighboring properties.
 4. That the establishment of the conditional use will not impede normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 5. That adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit, and other necessary site improvements have been or are being provided.
The Planning Department is concerned with the adequacy of off street parking given residents and employees.
 6. That appropriate measures to address transportation demand have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.
Same concerns as #5
 7. That the conditional use shall conform to all applicable regulations of the district in which it is located.
 8. That when applying the above standards to an application by a community living arrangement the City Plan Commission shall:
 - i. Bear in mind the City's general intent to accommodate community living arrangements in applying these criteria.
 - ii. Exercise care to avoid an over-concentration of community living arrangements which could create an institutional setting and seriously strain the existing social structure of the community. Considerations relevant to the determination include:
 - A. The distance separating the proposed community living arrangement from other such facilities.
There are 3 other community living arrangement facilities within 2,500 feet of this proposed CBRF.
 - B. The capacity of the community living arrangement and the percentage by which the facility will increase the population of the aldermanic district and/or the City.
 - C. The total capacity of all community living arrangements in the City.

The applicant should provide the City with a needs analysis for this facility given the extensive amount of community living arrangements in the City.

- D. The impact on the City of other community living arrangements.
- E. The success or failure of integration into communities or other community living arrangements operated by the individual or group seeking the conditional use permit.
- F. The ability of the City to meet the special needs, if any, of the applicant facility.

Staff have several concerns with the proposal as submitted:
























1. The density of existing Community Based Residential Facilities in this part of the City. If approved, this would allow 4 within a ½ mile radius.
2. The submittal indicates first floor residential uses which are prohibited in the C-1 Zoning District.
3. The applicant is projecting 16 clients and two employees and is only proposing 10 off street parking stalls. While only 8 residents are permitted to park on the premises it does not keep them from parking out on the street.
4. The proposed submittal does not include provisions for refuse facilities on site.
5. The submittal was not accompanied by an analysis of the need for this CBRF, responding to the required approval criteria above, specifically items C, D and E.

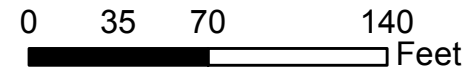
It should also be noted this facility is planned in a largely mixed-use commercial area of Caledonia Street, however, the area immediately to the east and behind the parcel is predominantly single family residential (with limited mixed density).

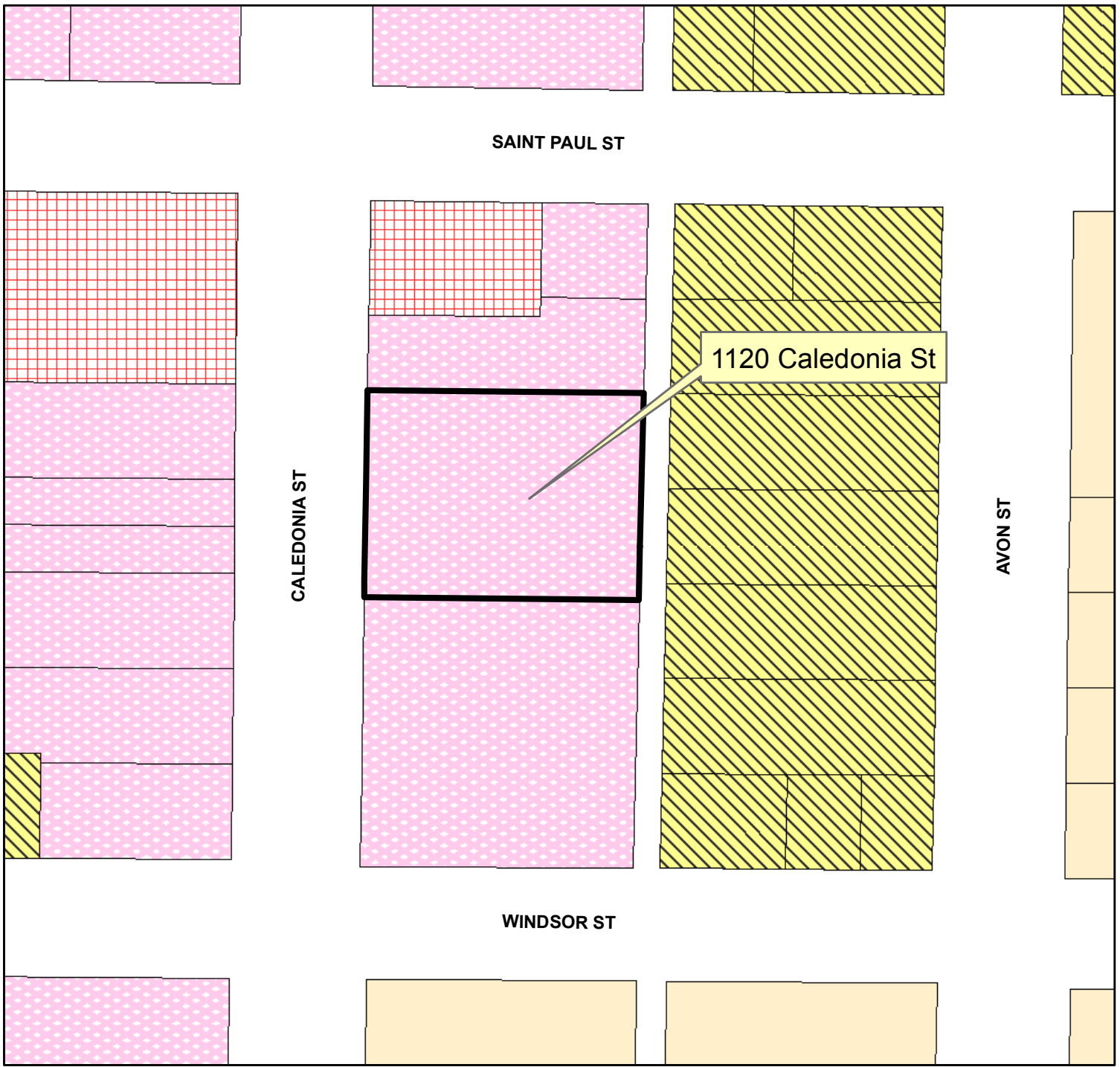
Due to these concerns, the Planning Department would recommend denying or referring this application until the above stated items are rectified.



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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