

Agenda Item 24-1106 (Tim Acklin)

Application of La Crosse County (dba Hillview Health Care Center) for a Conditional Use Permit allowing for a Community Living Arrangement at 3501, 3503, 3505, 3507, 3509 Park Lane Dr. & 2851 33rd St. S.

General Location

Council District 12. The subject area is bounded by the former Trane Headquarters to the north, Chad Erickson Memorial Park to the east, Shelby ball fields & Pammel Creek to the west and a mix of multi-family and single family homes to the south.

Background Information

The applicant (Hillview Health Care Center) is requesting a Conditional Use Permit for the property depicted on attached MAP PC22-1106 to permit them to remodel and reconfigure their existing Community Living Arrangement facilities. Currently, Hillview Health Care Center includes a Residential Care Apartment Complex (RCAC), a Skilled Nursing Facility (SNF), and an Independent Living Apartment Complex. The applicant is requesting to remodel the existing SNF to include a 39 bed Community Based Residential Facility (CBRF), Adult Day Center, as well as other support housing.

Both CBRFs and RCACs are classified as Community Living Arrangement facilities and are regulated by State Statutes in regard to their permitted use in local zoning, their proximity to other community living arrangement facilities, and their concentration/density in neighborhoods and council districts. These regulations were adopted by the City of La Crosse in 2013.

A Community Living Arrangement facility is defined as either an Adult Day Care (ADC), an Adult Family Home (AFH), a Residential Care Apartment Complex (RCAC), or a Community Based Residential Facility (CBRF). These facilities are typically licensed by the State. These facilities are permitted by right in any residential zoning district as long as they are not within 2,500ft of another facility.(Distance Rule) Additionally, facilities classified as a CBRF are permitted by right as long as the population of the CBRF (number of licensed beds) does not exceed 1% of the Council District's total population or the total population of all CBRF facilities in the City do not exceed more than 1% of the City's population.(Density Rule) While these facilities are permitted by right in any residential zoning district if they are in violation of the distance or density rule they must apply for a CUP and obtain approval from the City.

Hillview Health Care Center is required to apply for a CUP as they are within 2,500ft of several other facilities.

Plans and other required information are attached to the legislation.

Recommendation of Other Boards and Commissions.

A Conditional Use Permit was approved by the Common Council at their August 2022 meeting to permit the applicant to construct a 48-bed CBRF. The new building was never completed so the applicant has submitted an alternative request.

Consistency with Adopted Comprehensive Plan

The following action is stated in the Housing Section of the Comprehensive plan and applies to this item: (p79)

Action 3-1: Create more accessible housing opportunities with amenities and formats desired by older adults to encourage the turnover of single-family housing units from older adults to first-time homebuyers. These formats can include Assisted living facilities and Independent living communities with rental and ownership options

Staff Recommendation

Overall staff has no concerns with the facility being located within 2,500ft of other facilities. (Distance Rule) Hillview is within 2,500ft of three other facilities, one of which is Hillview's RCAC.

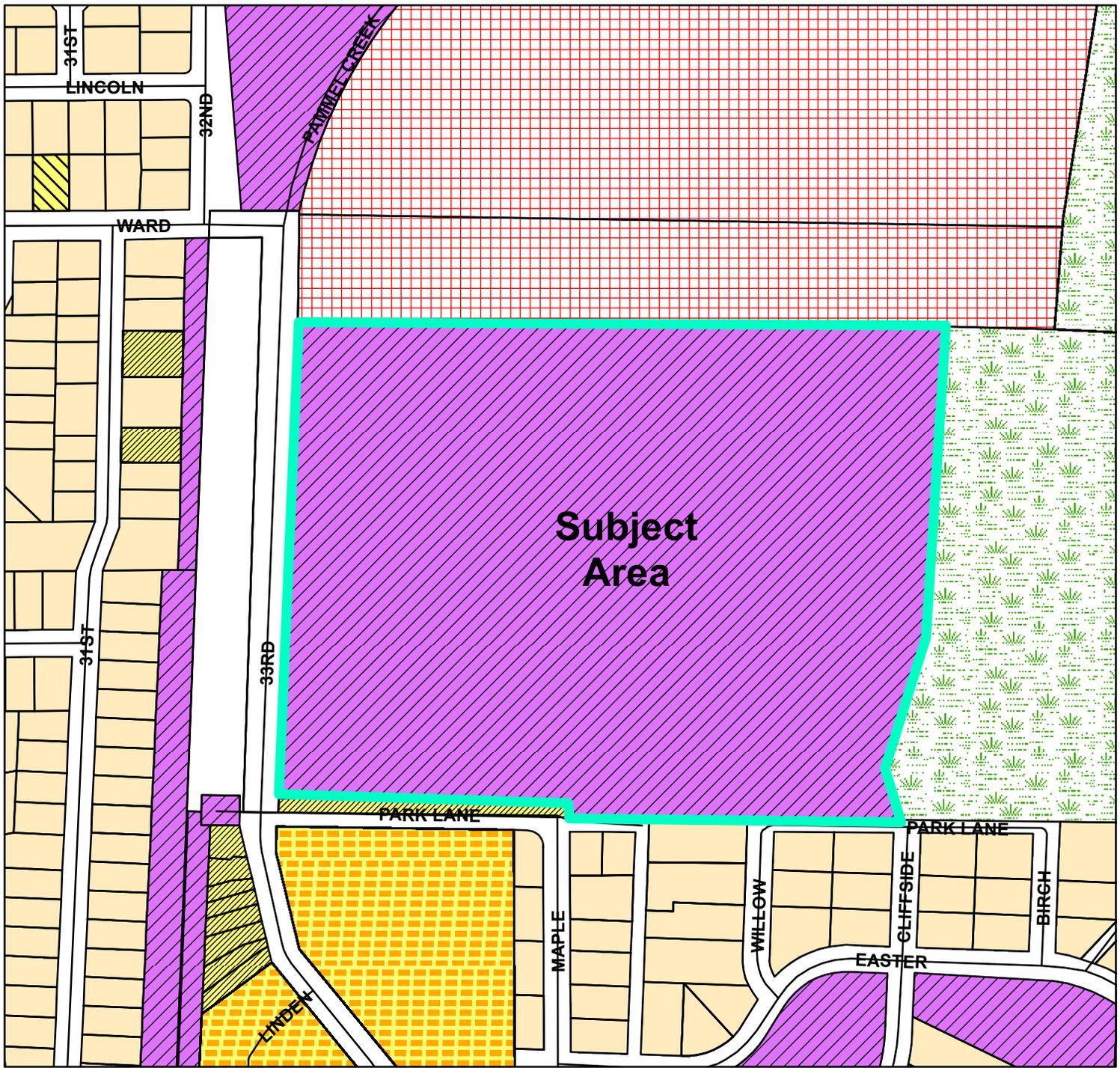
Additionally, there are very few areas in the City where a new Community Arrangement Facility would not fall within 2,500ft of an existing one. Every year staff updates a map of the City that depicts all of the current CLAs, their 2,500ft proximity, and CBRF calculations for the council districts.

The 2020 population for Council District 12 is 4,021. 1% of that is 40. The current CBRF population in District 12 is 0 as there are no other CBRF facilities in this district. Hillview Health Care Center is proposing to add 39 licensed beds to the population which will not exceed the maximum amount of 40.

Staff is not concerned about this expansion having a negative impact on the surrounding neighborhood nor is there an indication that there is an attempt to concentrate these types of facilities in one area. This facility is not located within a residential neighborhood as the majority of other CBRF facilities are. It is also part of a facility that has been in existence at this location for some time.

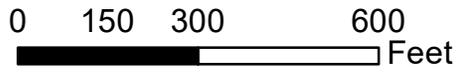
The applicant has met all of the requirements of the CUP process, so staff recommends approval of this item.

Routing J&A 9.3.2024



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
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	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	City Limits
	SUBJECT PROPERTY





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