

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

➤ **AGENDA ITEM – 18-0365 (Tim Acklin & Jack Zabrowski)**

Application of Bethany Lutheran Homes, Inc. for a Conditional Use Permit allowing a community living arrangement at 622 Bennora Lee Ct.

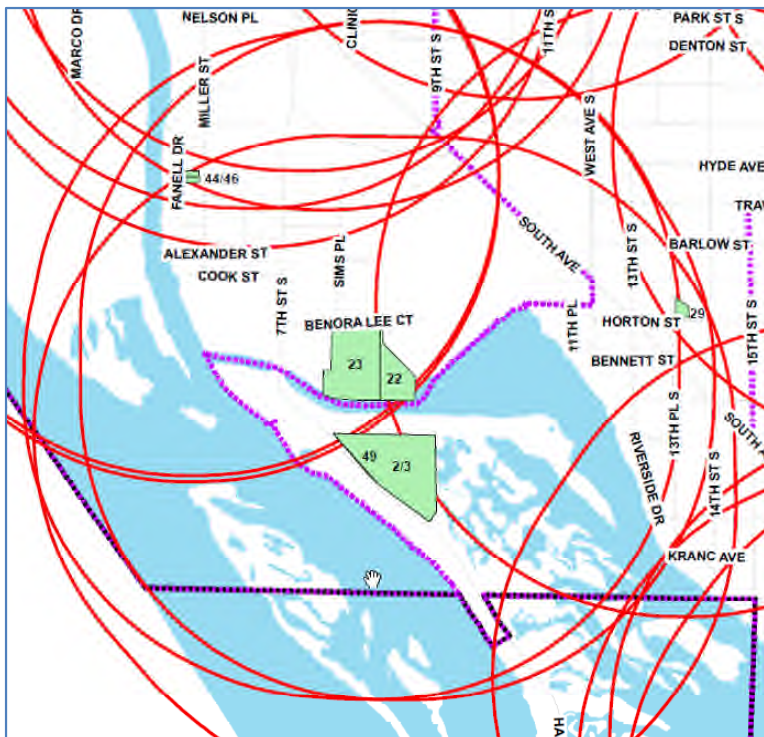
➤ **ROUTING:** CPC J&A, public hearing 04/03/18, 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a Conditional Use Permit (CUP) for the property depicted in attached **MAP PC18-0365** in order to have a Community Arrangement Facility at this location. A Community 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 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 population of the CBRF (number of licensed beds) do not exceed 1% of the Council Districts total population or the total population of all CBRF facilities in the City do not exceed more that 1% of the City's population. (Density Rule)

Bethany Lutheran is requesting a CUP as they are expanding their existing facility which is located within 2,500ft of six (7) other licensed community living arrangement facilities, 3 of which are located in one building and 2 are located in another and one is located within their existing building. (See map to the right)

Their expansion is also increasing the CBRF population by 70 beds.



While these facilities are permitted by right in any residential zoning district if they are in violation of the distance or distance rule they must apply for a CUP and obtain approval from the City.

This Ordinance was not in place when Bethany Lutheran developed the existing Eagle Crest facility. The City only regulated the 2,500ft rule and required that a waiver be requested from the Council, which was granted to them in November 2013.

➤ **GENERAL LOCATION:**

622 Bennora Lee Court

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

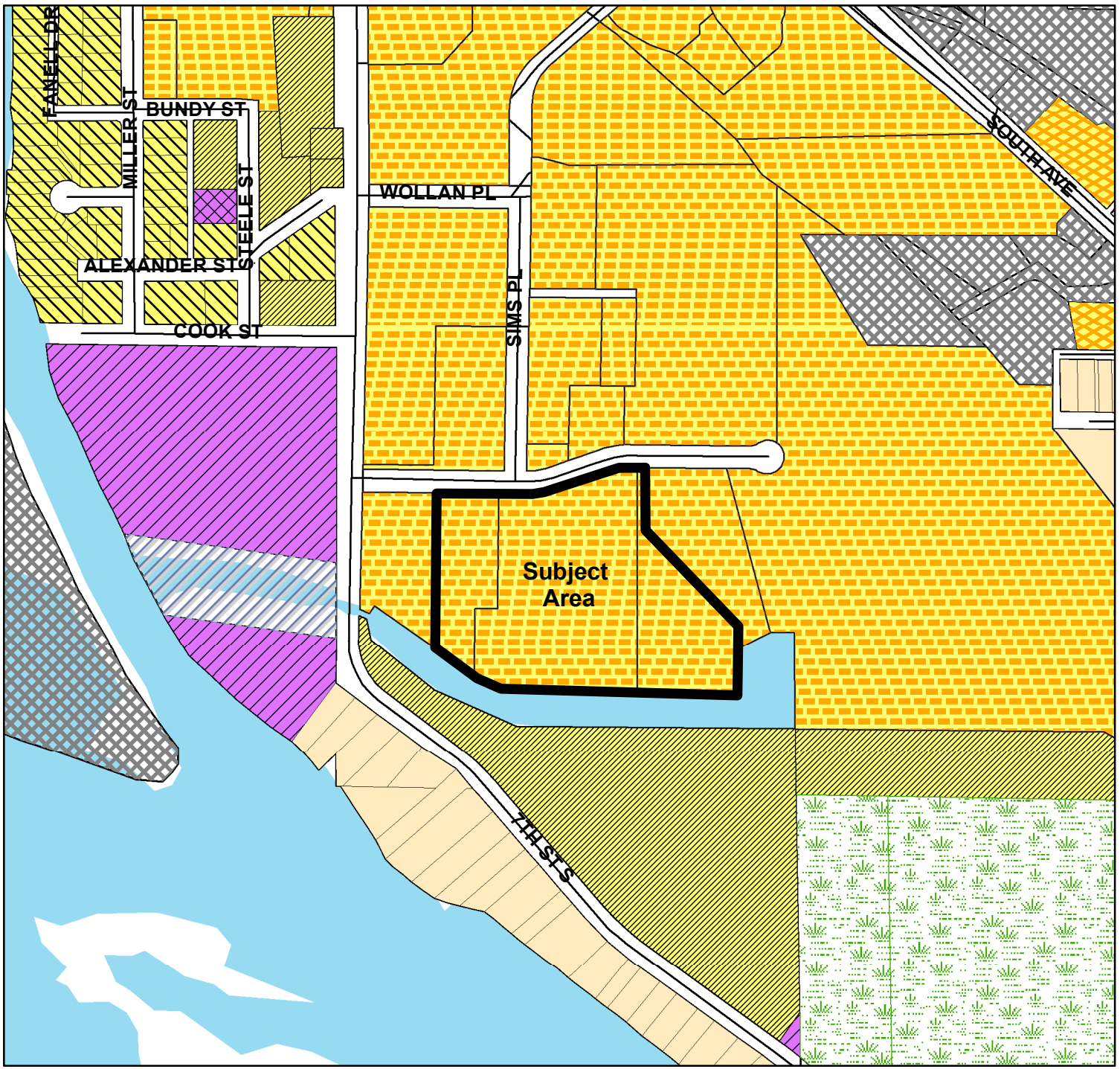
➤ **PLANNING RECOMMENDATION:**

Staff has no concerns with the facility being located within 2,500ft of several other facilities. (Distance Rule) Of the seven other licensed facilities Bethany Lutheran operates 5 of them. Additionally, there are very few areas in the City, if any, where a new Community Arrangement Facility would not be within 2,500ft of an existing one.

Staff uses the 2010 Census populations for the City and Council Districts when calculating the CBRF populations each year. (Density Rule) The 2010 population for Council District 9 was 3,948. 1% of that is 39. The current CBRF population in District 9 is 94, or 2.38%. Bethany Lutheran is proposing to add an additional 70 licensed beds to the population bring the total to 164, or 4.15%. The City's population for the 2010 Census was 51,320. 1% of that is 513. The current CBRF population for the City is 286, or .56%. The additional 70 licensed beds added to this calculation is 356, or .69%.

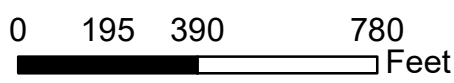
While the added 70 beds dramatically increases the CBRF population in a Council District that already exceeds 1% of the population staff is not concerned about this expansion having a negative impact on the surrounding neighborhood. This facility is not located within a residential neighborhood as the majority of the other are in City. It is also located adjacent to a major healthcare facility, a park, and walking trails.

Generally the 2,500 foot and population rules are to limit the impacts of concentration of community living arrangements in neighborhood areas due both the flexible housing characteristics, as well as the number of tax exemption impacts on the City's economic sustainability. Staff does not feel that this will be in an issue in this area. Additionally, Bethany Lutheran has already been operating since 2013 and have had no issues with the City. **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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