

Agenda Item 22-0902 (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 Park Lane Dr.

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 PC22-0902 to permit the construction and use of a 48-bed Community Based Residential Facility (CBRF). The new 49,000sqft facility would be constructed on Hillview's property near their existing complex which also includes a Residential Care Apartment Complex (RCAC).

Both CBRFs and RCACs are classified as Community Living Arrangement facilities and are regulated by State Statutes in regards 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. Their proposed 48 bed facility also exceeds the 1% CBRF population for the Council District.

Plans and other required information are attached to the legislation.

Recommendation of Other Boards and Commissions

The Design Review Committee has reviewed final plans for this development at their July 22nd Meeting.

Consistency with Adopted Comprehensive Plan

N/A

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

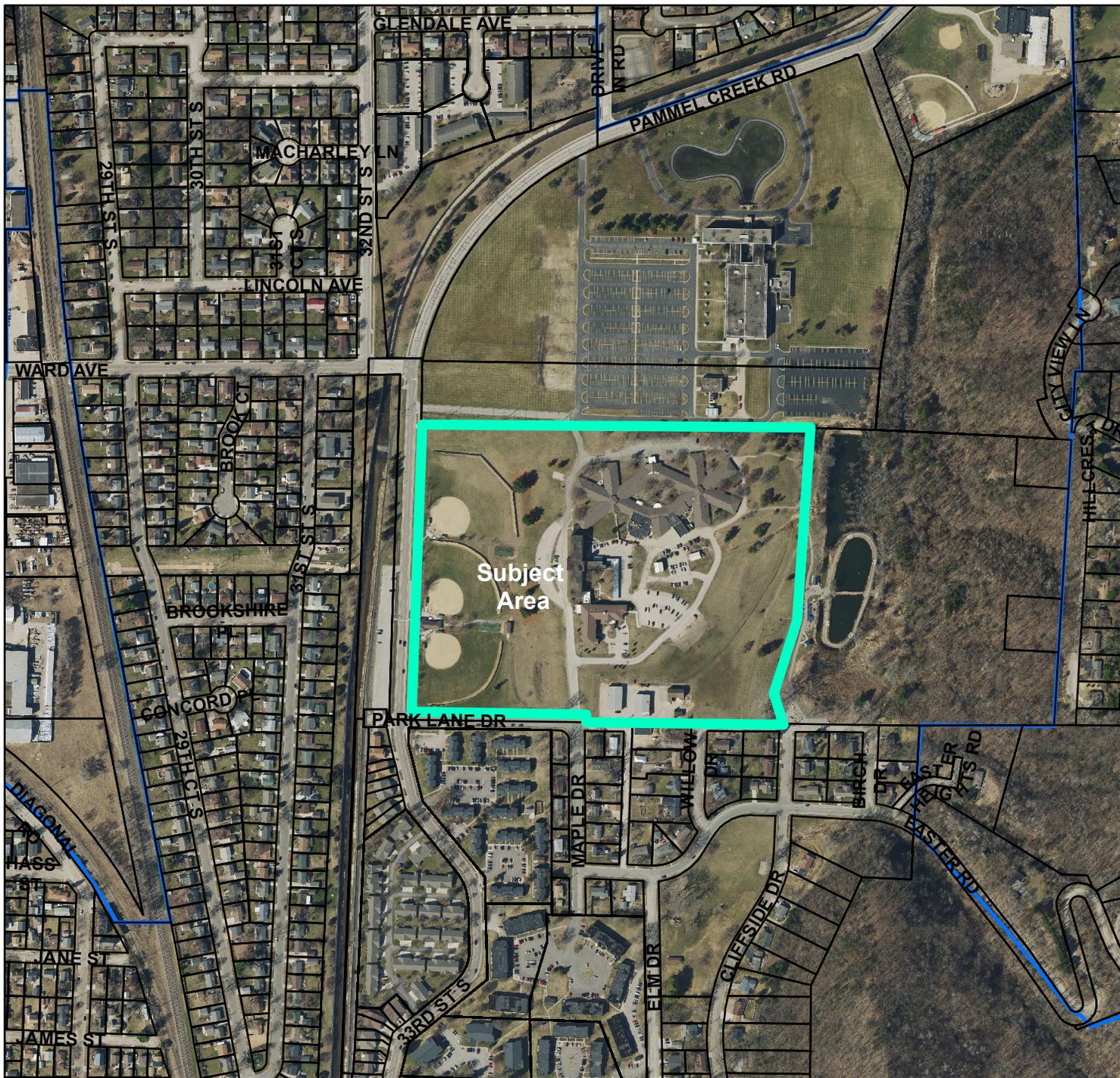
depicts all of the current CLAs, their 2,500ft proximity, and CBRF calculations for the council districts. This year staff updated it with the new 2020 Census populations as well as the new Common Council Districts.

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 48 licensed beds to the population exceeding the maximum amount of 40.

While 48 exceeds the maximum of 40 staff is not concerned about this expansion having a negative impact on the surrounding neighborhood nor indicates that there is an attempt to concentrate these types of facilities in on 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.

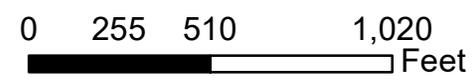
The applicant has met all of the requirements of the CUP process so staff recommends approval of this item.

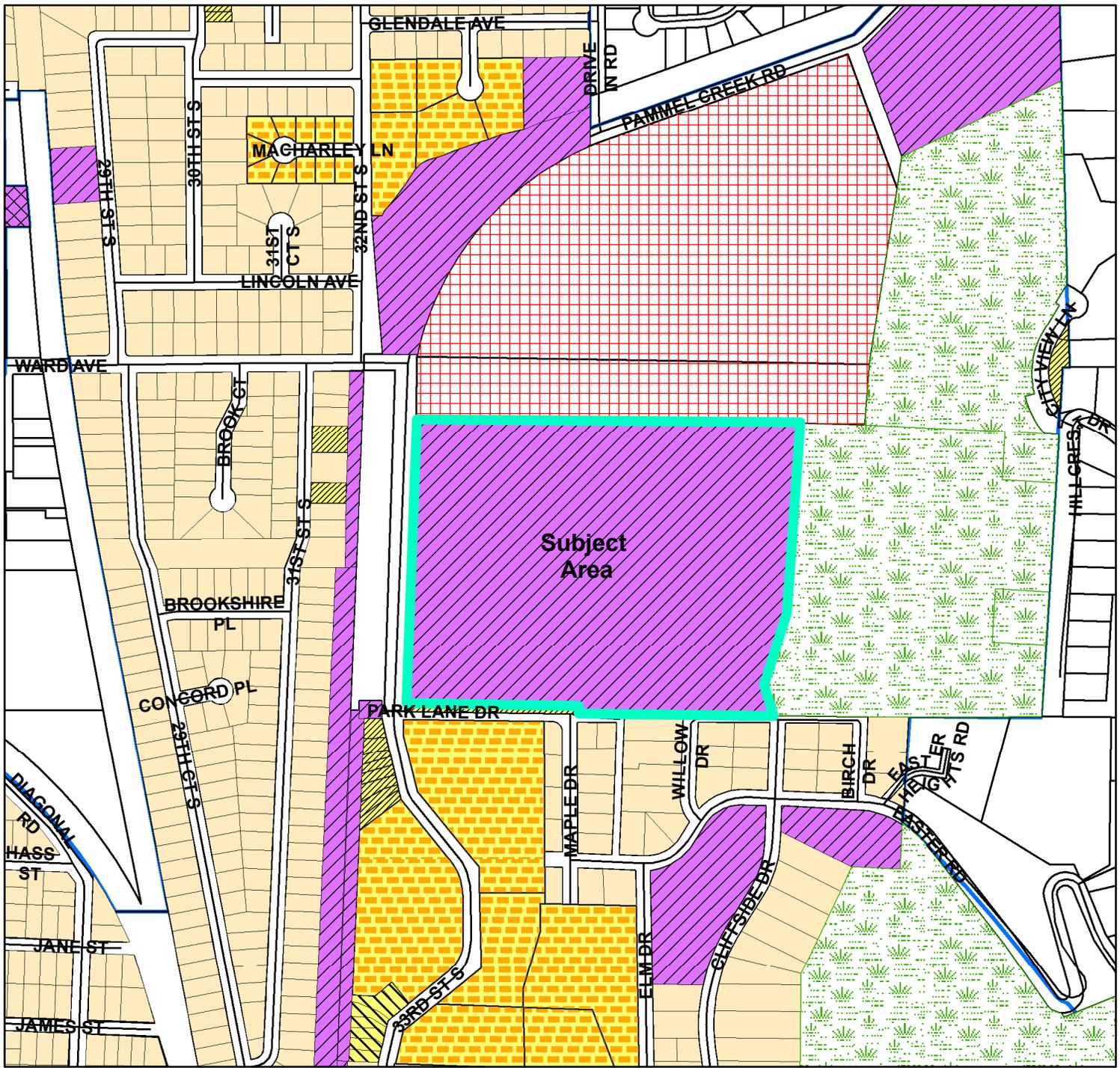
Routing J&A 8.2.2022



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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