

Agenda Item 24-1330 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - Specific to the Planned Development District - Specific, allowing for the construction of a transient residential and congregate living facility at 5250 Justin Road, 6015, 6025, 6105 County Road MM and tax parcels 17-50365-102 and 11-2003-0.

General Location

Council District 13, part of the Shrine of Our Lady Guadalupe Campus located south of State Hwy 14/61 and east of County Road MM as depicted on attached Map 24-1330. A portion of one of the subject parcels is also located in the Town of Shelby. There is no established neighborhood association. Surrounding land uses are open space and farmland to the south, east and west and residential to the north as you get closer to Hwy 14/61.

Background Information

This item is also related to items 24-0731, 24-0732, & 24-1353. The applicant (Shrine) is proposing to construct a new building on their campus called the Saint Juan Diego Pilgrim House which will be located on the hillside next to the existing Shrine building. The new building is intended to house conferences, transient residential guests, as well as a convent for religious sisters to live year-round. The new Pilgrim House building is 55,000 square feet, The Shrine also plans to build an additional residence for the executive director, called the Casa Zumárraga in a future phase. This residence is planned near the Shrine Church and will be approximately 5,000 square feet.

Due to the proposed location of the new building, its footprint crosses onto an adjacent parcel that is owned by the Shrine but is within the Town of Shelby. In addition to this zoning request the applicant is also requesting approval of a Certified Survey Map (CSM) and approval of annexing the parcel into the City of La Crosse. The parcel located within the Town of Shelby included portions of County Road MM. The proposed CSM dedicates County Road MM as Right-of-Way, creates a parcel around the developable land, and combines it with the larger La Crosse parcel. This will keep County Road MM in the Town of Shelby.

The applicant is updating their master plan of the site per the Planned Development District zoning process. Plans are attached to the legislation.

Recommendation of Other Boards and Commissions.

Final plans for this project were reviewed by the Design Review Committee at their July 26, 2024, meeting.

The Certified Survey Map was approved by the Town of Shelby Board at their October 29, 2024, meeting.

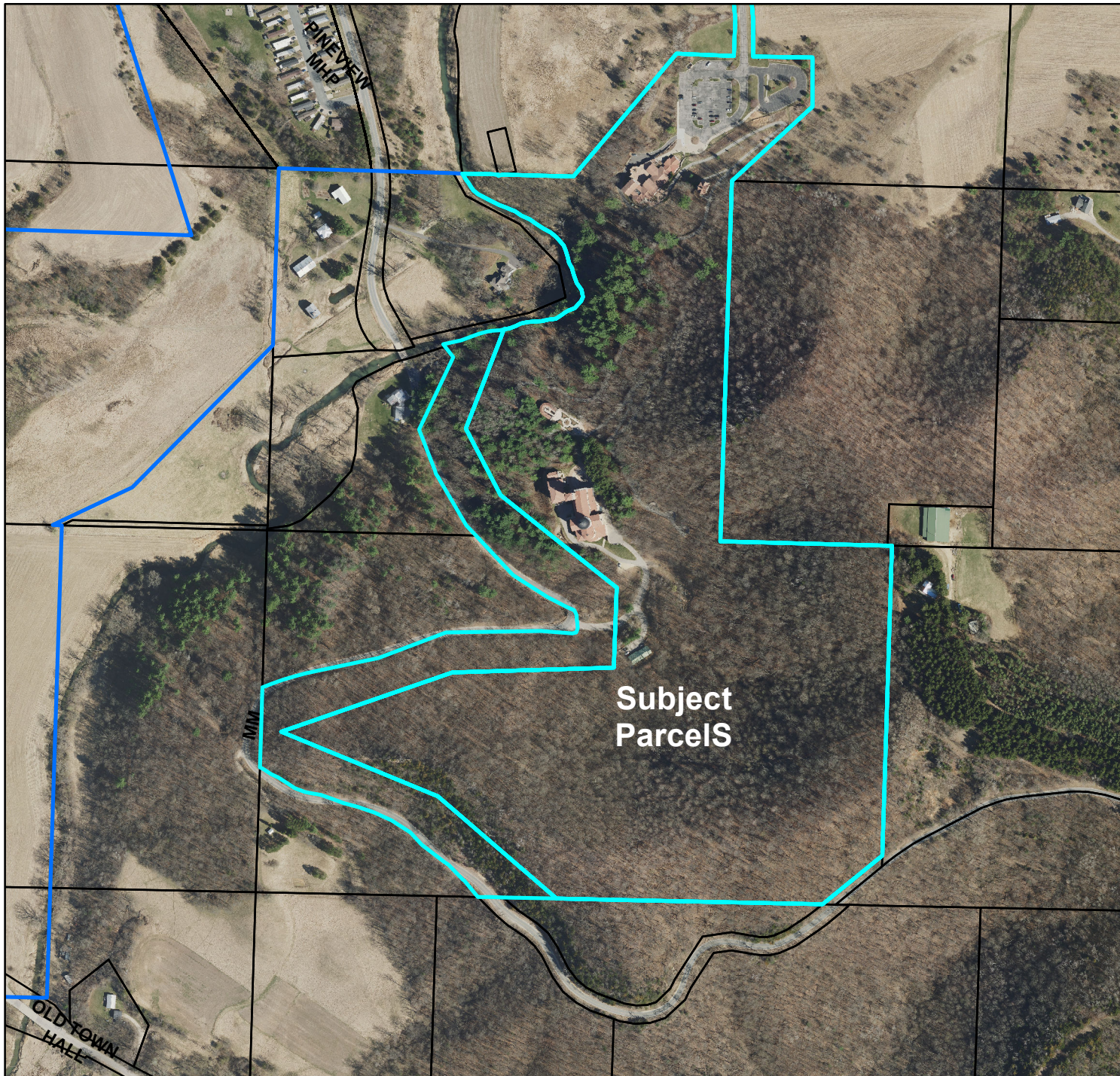
Consistency with Adopted Comprehensive Plan

This project is located within the N-13 Southern Bluffs Neighborhood in the Growth and Land Use Element of the Comprehensive Plan. This project would be considered an expansion of an existing use (Shrine) which are “Allowable Uses” in this area.





















Staff Recommendation

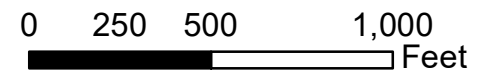
This item is recommended for approval.

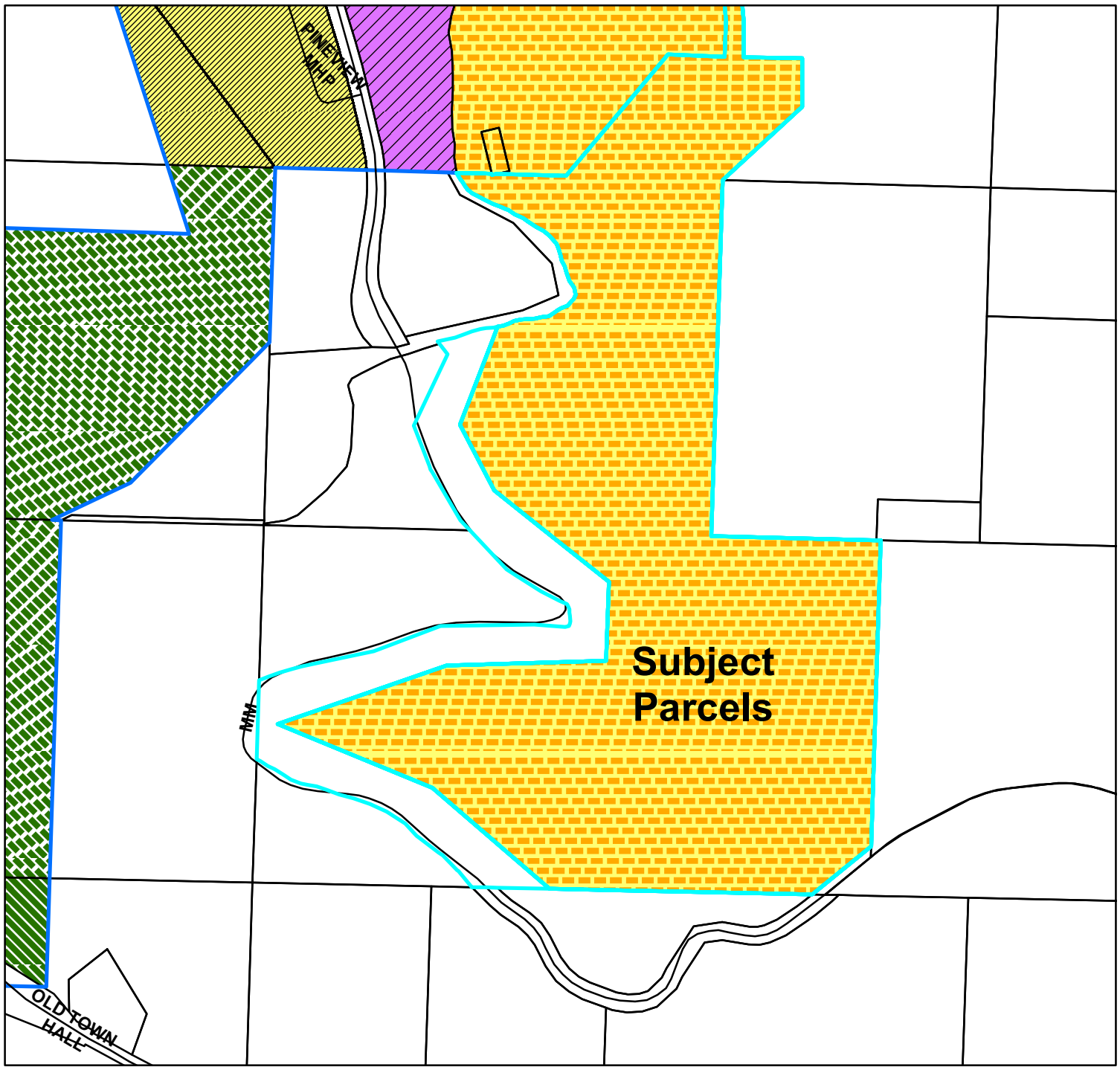
Routing J&A 11.6.2024



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





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



