

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 30, 2015**

➤ **AGENDA ITEM – 15-0238 (Tim Acklin)**

Request of Dr. Christopher Peck and Chau Nguyen for review of Conditional Use Permit for in-home daycare at 787 24th St. N.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This item is to review the approved Conditional Use Permit for an in-home daycare located on the property depicted on attached **MAP PC15-0238**. At the September 2013 Council Meeting the Common Council approved a Conditional Use Permit for an in-home daycare subject to the following conditions:

1. The center must provide proof of a Wisconsin Family Child Care License to the City;
2. All structures/facilities shall not be detrimental to surrounding property owners, and additional screening from adjacent properties may be required by the Council;
3. Applicant must provide two off-street parking spaces (1 per employee);
4. No signage is permitted; and
5. This Conditional Use Permit shall be reviewed within the first six months and bi-annually thereafter to ensure all conditions are met and maintained.

In order to renew their Wisconsin Family Child Care License they must meet their bi-annual review requirement as stipulated in condition #5.

Though not stated in their letter, the applicant is requesting to reduce the required off-street parking requirement to one space instead of two. The applicant has stated to staff that the daycare is jointly owned by two people who are the only employees. One of the owner/employees does not own a car and either walks or rides their bicycle every day. In addition, while there is enough space between the house and alley to squeeze in a second parking space, the applicant would prefer to not have that area designated for parking.

➤ **GENERAL LOCATION:**

787 24th Street N.

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

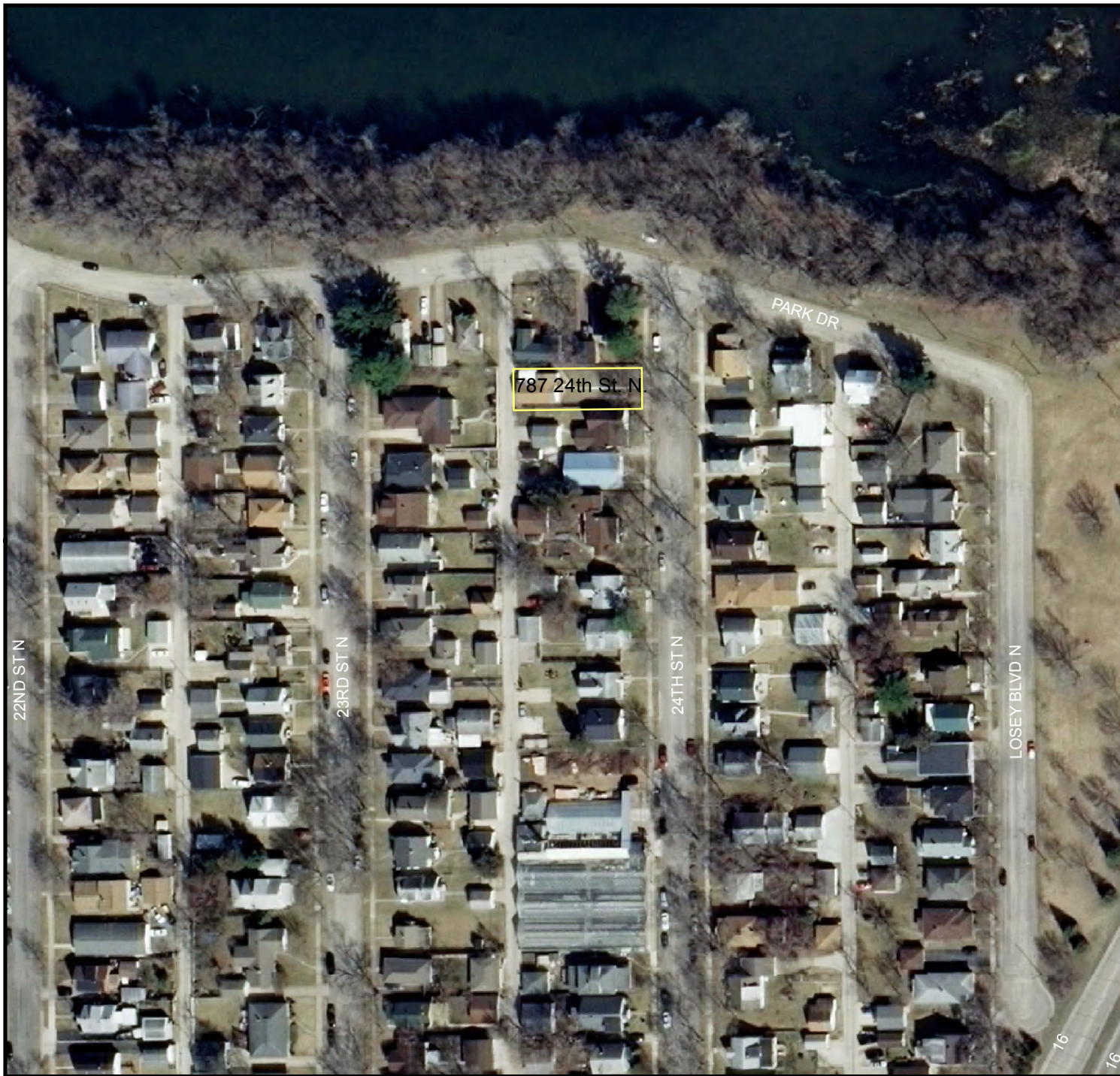
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























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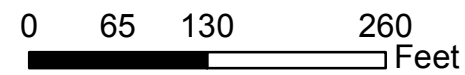
➤ **PLANNING RECOMMENDATION:**

The applicant has met all of the requirements of the Conditional Use Permit, except for the off-street parking. In addition, there have been no complaints in regards to this property and its use filed with the Building and Inspections Department since it has become a daycare. **This item is recommended for approval with the condition to provide two off-street parking spaces be reduced to one and should the ownership change in the future the off-street parking requirement should be re-evaluated.**

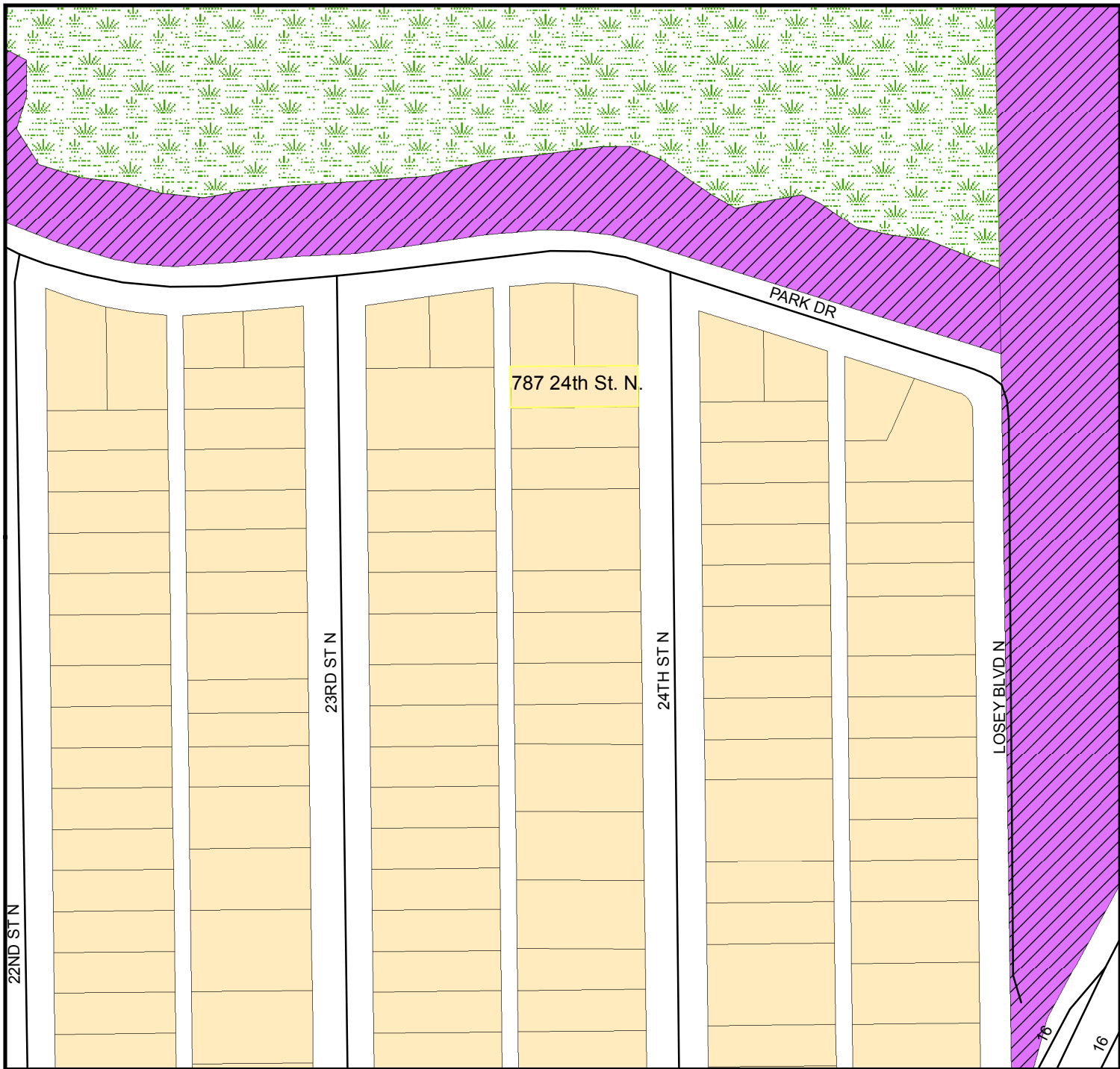


BASIC ZONING DISTRICTS

-  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



PC15-0238



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