

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 4, 2021**

Ø **AGENDA ITEM – 20-1763 (Tim Acklin)**

Application of First Evangelical Lutheran Church for a Conditional Use Permit at 420 West Ave. S. and 1123 Division St. allowing for a day care center.

Ø **ROUTING: J&A 1/5/2021**

Ø **BACKGROUND INFORMATION:**

The applicant (First Evangelical Lutheran Church) has purchased the former St Paul's Lutheran Church adjacent to them in order to convert it into a daycare. The applicant intends to remodel much of the interior to accommodate the needs of a daycare, as well as add several life and safety improvements, such as a fire suppression system, fire alarms, and an emergency communication system. There is also a large green space area that they will fence off for an outdoor play and activity area. This area will be fenced with decorative metal fencing.

The applicant intends to accommodate up to 110 children and 22 staff. The off-street parking requirement calculates to twelve (12) spaces for the number of children and eleven (11) for the number of staff, requiring a total number of 23 off-street spaces. Due to the current configuration of the tax parcels there are no off-street parking spaces on the church parcel (420 West Ave). There are 17 spaces on a surface lot immediately adjacent to the west of the former church (1123 Division) that is part of this CUP application. The applicant has stated that their church, immediately adjacent to the north, and the daycare can share parking in order to accommodate the difference. There are 18 off-street parking spaces available at this location, for a total of 35 total spaces available to the operation of the daycare. The applicant also added that the church parking lot is primarily used in the evenings and weekends, when the daycare would be closed. Lastly, if any additional parking is needed they have stated that they could use the overflow of parking located at their school just south of Division Street.

Ø **GENERAL LOCATION:**

420 West Ave & 1123 Division Street. (NW corner of the intersection of West Ave & Division Street.)

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

These properties are depicted as PUD Public and Semi-Public Facilities (PF) in the Future Land Use Map of the Comprehensive Plan. This category includes public and private schools, colleges, and public facilities, such as libraries, fire stations, churches and cemeteries. A daycare operated by a church would be considered consistent with the Comprehensive Plan.

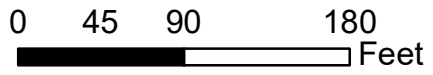
Ø **PLANNING RECOMMENDATION:**

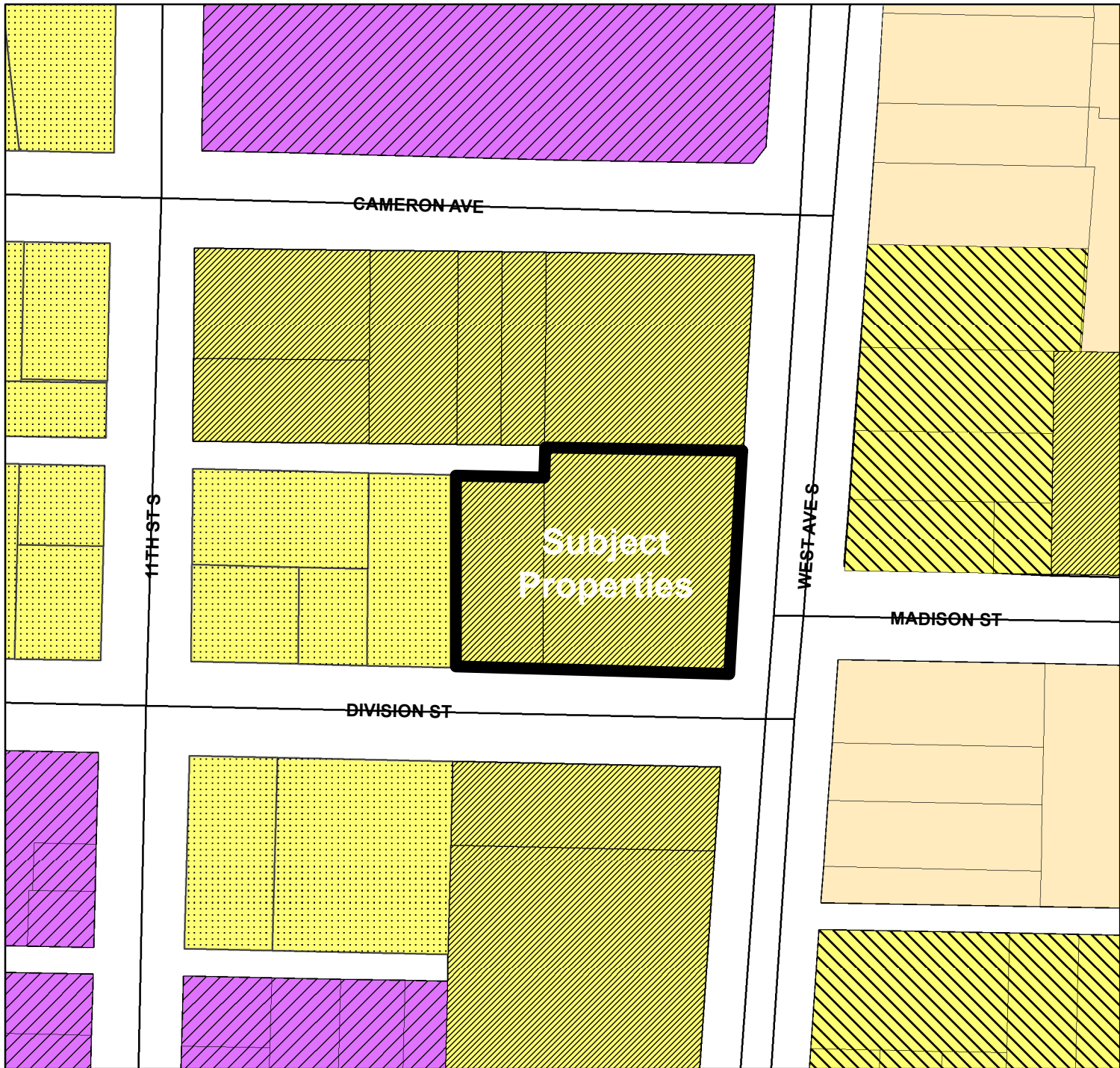
Staff has no concerns about this property being used as a daycare. It is centrally located within La Crosse, is located along a major arterial, is adapting and reusing a locally designated historic building, and will be providing a service that has been in high demand. **Staff recommends approval of this application as submitted with the with the condition that the two parcels are combined.**



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

