



PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

Memorandum

To: City of La Crosse Common Council
From: Amy Peterson, AICP, Interim Director of Planning & Development
Date: Friday, April 10, 2015
Re: 15-0238 – Request of Dr. Christopher Peck and Chau Nguyen for review of Conditional Use Permit for in-home daycare at 787 24th St N

This conditional use permit was approved in 2013 with a condition that it is reviewed in six months and then bi-annually by the Common Council, as well as the condition that two parking spaces be provided. There have been no complaints made against the property and its use filed with the Division of Fire Prevention and Building Safety.

When re-reviewing our code, staff found a section of our code that required in home daycares to have two (2) parking spaces and a separate section of the code requiring in home daycares to have three (3) parking spaces. Protocol states that the most restrictive portion of the code be enforced, thus this property is required to have three (3) parking spaces when operated as a daycare. Conditional use permits may not waive this requirement, only a variance may allow a property to vary from City code.

Thus, staff recommendation is to approve this conditional use permit upon the following condition being met within 120 days:

- The three (3) required parking stalls are provided, or the owner obtain a property variance to allow for less parking.

AMY M. PETERSON, AICP, INTERIM PLANNING & DEVELOPMENT DIRECTOR
/PLANNING & ECONOMIC DEVELOPMENT ADMINISTRATOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
NATHAN PATROS, ASSOCIATE PLANNER - ECONOMIC DEVELOPMENT
LEWIS KUHLMAN, AICP, ASSOCIATE PLANNER - COMMUNITY DEVELOPMENT

CAROLINE NEILSEN, COMMUNITY DEVELOPMENT ADMINISTRATOR
ED YOUNG, HOUSING REHABILITATION SPECIALIST
KEVIN CLEMENTS, ASSISTANT HOUSING REHABILITATION SPECIALIST
JACOB LAROW, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
DAWN REINHART, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN