

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

DR. CHRISTOPHER PECK 417 NORTH 22ND  
CHAU NGUYEN LA CROSSE, WI 54601

Owner of site (name and address):

COURTNEY McDOWELL  
787 24TH ST. N. La CROSSE, WI 54601

Architect (name and address), if applicable:

N/A

DUPLICATE RECEIVED

ADJ. CITY CLERK/LICENSEE

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8/05/13 11:19AM PAID

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200.00

Professional Engineer (name and address), if applicable:

N/A

Contractor (name and address), if applicable:

N/A

Address of subject premises:

787 NORTH 24TH, LA CROSSE 54601

Tax Parcel No.:

17-20040-120

Legal Description:

HILL VIEW PLACE LOT 48 S2:40X125

Zoning District Classification:

R1 SINGLE FAMILY

Conditional Use Permit Required per La Crosse Municipal Code sec. 15.26

(If the use is defined in (H)(6)(c)(i) or (ii), see "\*" below.)

(9)

Is the property/structure listed on the local register of historic places?

Yes \_\_\_\_\_ No

Description of subject site and current use (include such items as number of rooms, housing units, bathrooms, square footage of buildings and detailed use, if applicable). If available, please attach blueprint of building(s):

OWNER OCCUPIED HOME - 2 BEDROOMS 2 BATHS 1100 SQUARE FEET

Description of proposed site and operation or use (include number of rooms, housing units, bathrooms, square footage of buildings and detailed use). If available, please attach blueprint of building(s):

SMALL IN-HOME DAYCARE FOR 8 CHILDREN UTILIZING EXISTING STRUCTURE OF 2 BEDROOMS 2 BATHS SINGLE FAMILY HOME

Type of Structure (proposed):

REMAINS THE SAME

Number of current employees, if applicable:

2 TEACHERS 1 OWNER

Number of proposed employees, if applicable:

N/A

Number of **current** off-street parking spaces: 1 (ONE TEACHER COMMUTES VIA BICYCLE)

Number of **proposed** off-street parking spaces: 0

Check here if proposed operation or use will be a parking lot: \_\_\_\_\_

Check here if proposed operation or use will be green space: \_\_\_\_\_

\* If the proposed use is defined in 15.26(H)(6)(c)

\_\_\_\_\_ (i) and is proposed to have 3 or more employees at one time, a 500 foot notification is required and off-street parking shall be provided.

\_\_\_\_\_ (ii) a 500 foot notification is required and off-street parking is required.

If the above paragraph is applicable, the Conditional Use Permit shall be recorded with the County Register of Deeds at the owner's expense.

In accordance with subsection 15.26(R) of the La Crosse Municipal Code, a Conditional Use Permit is not required for demolition permits if this application includes plans for a replacement structure(s) of equal or greater value. **Any such replacement structure(s) shall be completed within two (2) years of the issuance of any demolition or moving permit.**

I hereby certify under oath the **current** value of the structure or structures to be demolished or moved is \$ \_\_\_\_\_.

I hereby certify under oath the value of the **proposed** replacement structure or structures is \$ \_\_\_\_\_.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure or structures of equal or greater value within two (2) years of the issuance of any demolition and moving permit, then the applicant or the property shall be subject to a forfeiture of up to \$5,000 per day for each day the structure(s) is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this application and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Courtney McDonnell 8/2/13  
(signature) (date)

\_\_\_\_\_  
(telephone)

\_\_\_\_\_  
(email)

STATE OF WISCONSIN )  
)ss.  
COUNTY OF LA CROSSE )

Personally appeared before me this 2nd day of August, 2013, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

John M. Eason  
Notary Public  
My Commission Expires: 6/23/17

PETITIONER SHALL, **BEFORE FILING**, HAVE APPLICATION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 2nd day of August, 2013.

Signed: [Signature], Director of Planning & Development  
on behalf of Larry Kirch

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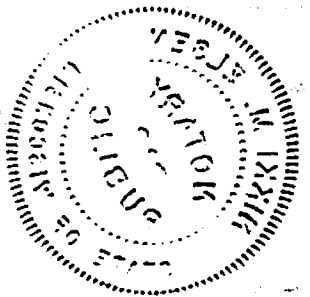
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Friday August 2<sup>nd</sup>, 2013

Christopher Peck, MD  
Chau Nguyen  
417 North 22<sup>nd</sup>  
La Crosse WI 54601  
608-397-9973

Common Council  
City of La Crosse  
La Crosse WI 54601

To whom it may concern,

Thank you for considering our request; we would like to have an In-home Daycare at 787 North 24<sup>th</sup> property.

Little Lights daycare is a part of Three Rivers Waldorf School (until August 31<sup>st</sup>), and it is looking to relocate to this property. Its philosophy emphasizes creative play and artistic expression. We have been very impressed with how our own son has blossomed under this program.

Here is some additional information on 787 North 24<sup>th</sup> property and Little Lights Daycare:

- Property Structure will remain unchanged. 2 bedrooms, 2baths, fenced in yard.
- Hours of operation 8am-5pm Monday-Friday
- Property has 1 parking space, enough for one teacher. The other teacher commutes via bicycle
- Current enrollment of daycare is 7 children ages 1-4; half fulltime and half part-time. The goal is 8 with mostly fulltime.
- Little Lights uses all natural wooden toys /equipments AND non-processed organic vegetarian foods

One of the reasons we are drawn to the property is the green space, how cozy the inside is, and its location (very close to Myrick Park). The children spend much of the day outside, taking walks and exploring nature. Indoor time is for transitioning, snack, meals, and fine motor learning. The program is green, very low foot-print with minimal or no plastic toys/swings etc...

In summary, we are hoping to relocate the daycare to this property and continue this wonderful program. Thank you.



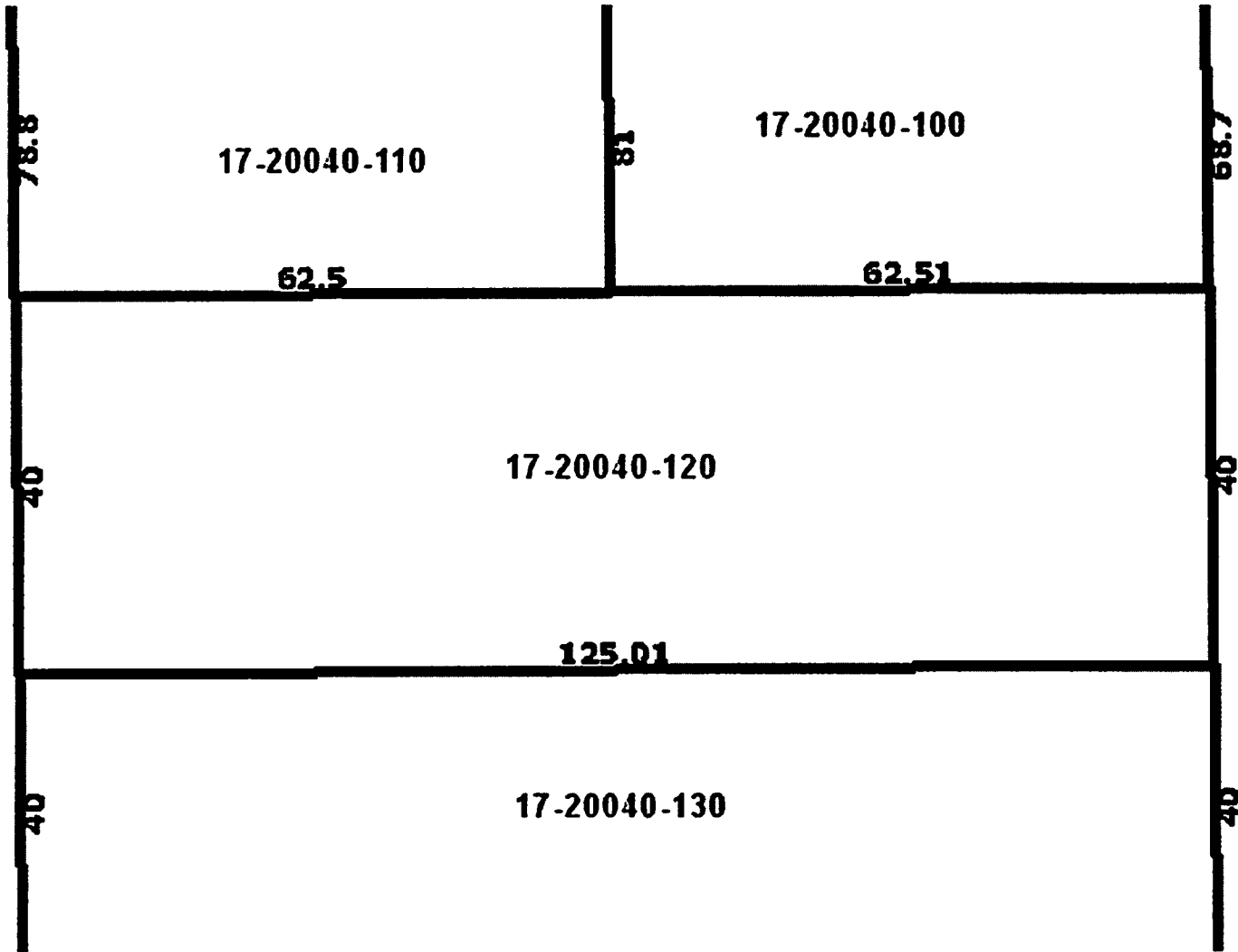
Chau Nguyen  
Christopher Peck MD  
608-397-9973

# 787 24TH ST N LA CROSSE

Parcel: 17-20040-120  
Municipality: City of La Crosse

Internal ID: 28088  
Record Status: Current

## Maps:





To see all the details that are visible on the screen, use the "Print" link next to the map.

