

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 3, 2017**

➤ **AGENDA ITEM – 17-0305 (Lewis Kuhlman)**

Application of Katherine Soper for a Conditional Use Permit allowing for a yoga studio at 1924 14th St. S.

➤ **ROUTING:** J&A Committee, Public Hearing 4/4/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Personal service businesses can be a conditional use in residential districts where buildings were originally constructed for commercial use. The commercial space is 1,200 sq. ft., was previously used as an office, and is connected to a residence by a breezeway. The yoga studio will include be a reception area, two bathrooms, and fenced and landscaped yard. Exterior lighting will only be for a “YOGA” sign. Classes will likely be scheduled between 6-9am, noon, and 5-8pm. This project could benefit the city by creating a walkable neighborhood business, providing healthful activity, and reuse of existing buildings. None of the construction would trigger design review. There would likely not be an impact on stormwater or utilities. Corner lots have more street frontage for parking, but it is unclear how the driveway could be used for parking.

➤ **GENERAL LOCATION:**

Three blocks south of Green Bay St. on 14th St. S. as depicted in Map 17-0305.

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

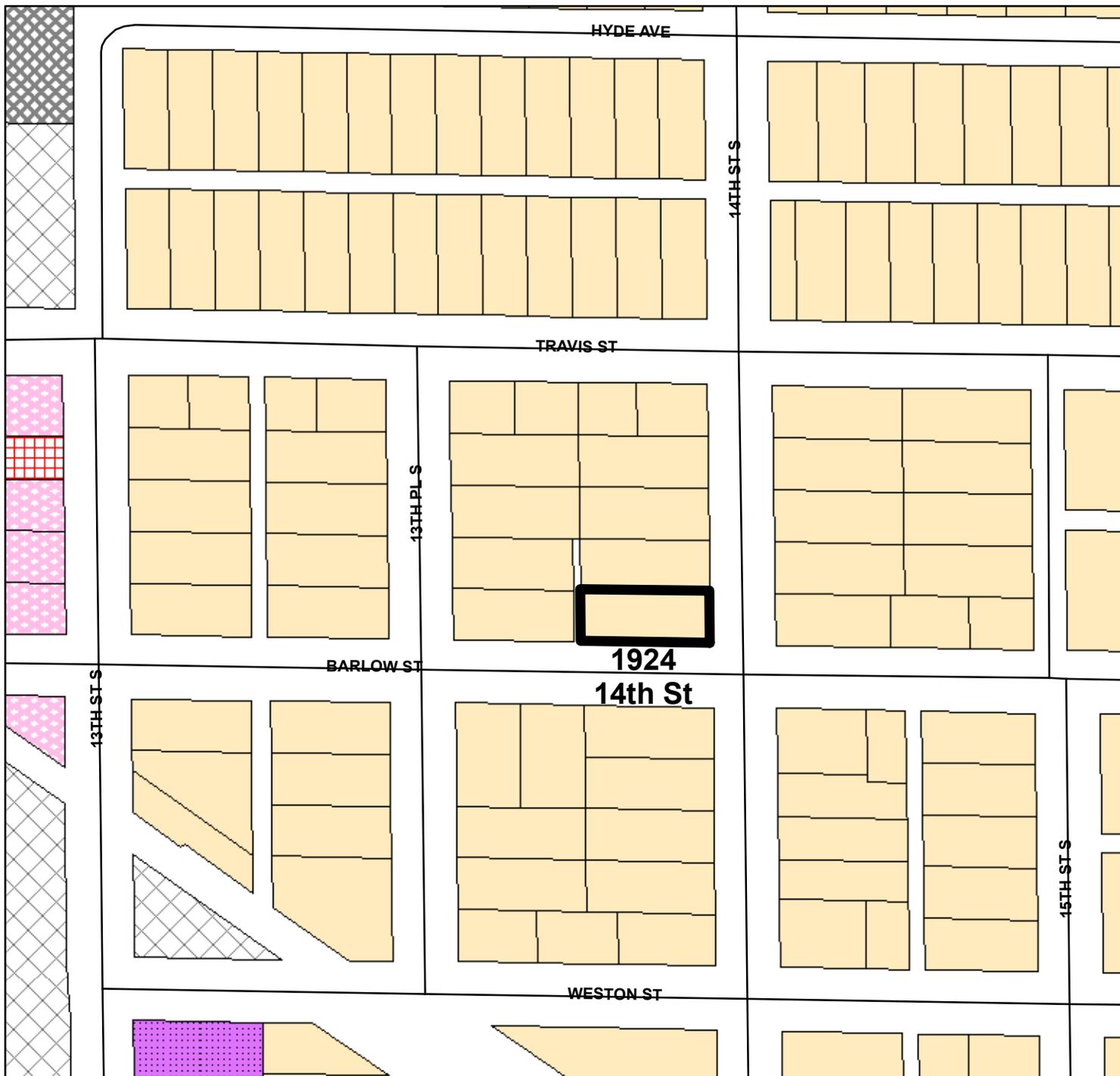
Not applicable

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use Map identifies this parcel as Single Family Housing, areas dominated by single family housing, allowing for churches, parks, and schools. This use may support a land use objective to maintain traditional urban character and stemming property deterioration by allowing building rehabilitation and a mix of uses.

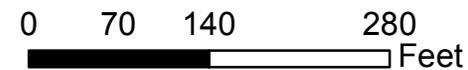
➤ **PLANNING RECOMMENDATION:**

Refer for 30 days - While a yoga studio could be considered a personal service business, it is not specifically listed in [Sec. 115-347\(6\)](#), so the ordinance would have to be amended for this project to go ahead.



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
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