

CONDITIONAL USE PERMIT APPLICATION

Applicant (name and address):

Katherine Soper

Katherine Soper
1801 Ferry St

1801 Ferry Street La Crosse WI 54601

Owner of site (name and address):

Betty Ruud ---Power of attorney is her daughter Terry

Betty Ruud
1367 Barlow St

1367 Barlow St La Crosse WI 54601

Architect (name and address), if applicable:

Professional Engineer (name and address), if applicable:

Contractor (name and address), if applicable:

Address of subject premises: 1924 14th st s, La Crosse WI 54601

Tax Parcel No.: 1750020-30

Legal Description (must be a recordable legal description; see Requirements):

E D CLINTON AND BLACKWELLS ADDITION LOT 5 BLOCK 2 LOT SZ: 52.9 X 132

Zoning District Classification: R1

A Conditional Use Permit is required per La Crosse Municipal Code sec. 115- 347

If the use is defined in:

- 115-347(6)(c)(1) or (2), see "" below.
- 115-353 or 356, see "" below.

Is the property/structure listed on the local register of historic places? Yes _____ No X

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):

Subject site contains a commercial space on the corner (currently being used for an
accounting office.

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

We will not be changing the size or shape of the structure, we will just be converting
into a yoga studio. The only structural change will be converting the two attached
garage stalls of the commercial space into a lobby/reception area

Type of Structure (proposed): Yoga Studio

Number of **current** employees, if applicable: No employees - 2 owners

Number of **proposed** employees, if applicable: 0-2

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

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

* If the proposed use is defined in Sec. 115-347(6)(c)

(1) 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. Will there be 3 or more employees at one time? Y N X

(2) a 500-foot notification is required and off-street parking is required.

Any Conditional Use Permit required pursuant Sec. 115-347(6) shall be recorded with the La Crosse County Register of Deeds at the owner's expense.

**If the proposed use is defined in Sec. 115-353 or 115-356, abutting property owners shall be informed of the privacy fence provision by the City Clerk's Office.

CITY OF LA CROSSE, WI

General Billing - 146076 03/17

003528-0015 Rachel H. 03/06/2017 09:23AM

189107 - SOPER, KATHERINE

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

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

In accordance with Sec. 115-356 of the La Crosse Municipal Code, a Conditional Use Permit is required for demolition or moving permits if the application does not include plans for a replacement structure of equal or greater value. Any such replacement structure 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(s) to be demolished or moved is \$.

I hereby certify under oath the value of the proposed replacement structure(s) is \$.

If the above paragraph is applicable, this permit shall be recorded and should the applicant not complete the replacement structure 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 is not completed.

CERTIFICATION: I hereby certify that I am the owner or authorized agent of the owner (agent must provide an 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.

Theresa Helber (signature) POA for Betty Lou Biew (date) 03 Mar 2017
(608) 788-7318 (telephone) _____ (email)

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

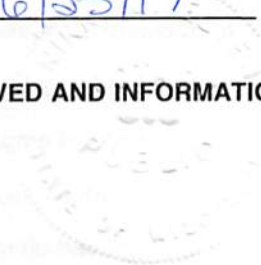
Personally appeared before me this 3rd day of March, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

John M. Egan
Notary Public
My Commission Expires: 06/23/17

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

Review was made on the 3 day of March, 2017.

Signed: Theresa Helber
Director of Planning & Development
on behalf of Jason Gilman



COVER LETTER FOR CONDITIONAL USE PERMIT APPLICATION
MARCH 3, 2017

We, PALM + PINE, LLC. are submitting this application in hopes of bringing a new yoga and wellness studio to South La Crosse. Our intention is to provide a unique offering to the entire La Crosse area and establish a 'home' for our growing company. We believe our presence will spur neighborhood revitalization, strengthen community health and wellness, and bring new business to the area.

Who is PALM + PINE? We are a small team of passionate, skilled, and driven women ready to take the next step for our business and make this studio a successful operation. One of us has a great deal of experience and expertise in yoga and wellness, including running a successful yoga studio in San Diego for 2+ years before moving to La Crosse in July of 2016. One of us has a great deal of experience in design, online marketing, and start-ups. Together, we have created a brand that is modern, high quality, and celebrates our 'free spirit + midwest roots.' Since we established PALM + PINE in July 2016, we have led two sold out yoga and wellness focused retreats in the area, been featured in SEVEN magazine, and grown our community locally as well as regionally.

The property at 1924 14th St S was originally built as a neighborhood grocery store called Syverson's Corner Food Shop and is currently being used for an accounting office. The dimensions are 1200 square feet. Our intention is to keep the bones of the structure, infuse some of it's history into our design, while renovating it to be a new, vibrant part of the community. We'll be adding a garden in the back as well as bike racks out front to encourage and promote sustainable living. Our presence will also foster a sense of 'walkability' for South La Crosse residents as well as employees of nearby companies such as Gundersen, Mayo Clinic, Trane. We also plan to collaborate with local companies to support the growth and vitality of the entire community.

Our intention is to minimize any negative impacts on the neighborhood and maximize the positive. To reduce an influx of parking, we will encourage students to use the 10 parking spots located around the perimeter of the property, the bike racks we will be installing, as well as walk. We will also be speaking to Inland Printing who have a large parking lot 1 ½ blocks away to see about being able to use a few spots there as well. For outdoor lighting, we plan to use market lights so as to 'fit in' with the neighborhood.

We hope that in addition to the above, you will see in the following material, the value we could bring to the area. Thank you in advance for your consideration!

Katherine Soper and Stephanie Hager
PALM + PINE Co-Founders

1801 Ferry St
La Crosse, WI 54601
kat@palmandpineyoga.com

1000092

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APPLICATION FOR TRANSFER OF PROPERTY TO SURVIVING JOINT TENANT, LIFE TENANT OR REMAINDERMAN

(Section 867.045, Wisconsin Statutes)

File Application and Appropriate Fee with Register of Deeds

DOES THE PROPERTY LISTED BELOW CONSTITUTE ALL OF THE PROPERTY IN WHICH THE DECEDENT OWNED ANY INTEREST AT THE DATE OF DEATH? YES NO

SEP 18 1987

RECORDED AT 4:50 P.M. DORIS L. PICHA REGISTER OF DEEDS La Crosse County, WI

Decedent <u>Walter Edward Ruud</u>	Date of Death <u>8-16-87</u>	Social Security Number <u>399-22-5051</u>
Address of Decedent at Date of Death <u>1367 Barlow Street</u>	City <u>La Crosse</u>	State <u>WI</u>
		Zip Code <u>54601</u>
Names of all Surviving Joint Tenants, Life Tenants or Remaindermen and Relationships to Decedent <u>Betty Lou Ruud - Wife</u>	Address of One Surviving Joint Tenant, Life Tenant or Remainderman (indicate tenant or remainderman) <u>1367 Barlow St. La Crosse, WI 54601</u>	

1. Stocks, bonds, savings and checking accounts. List separately giving certificate and account numbers (if more space is needed, attach schedule).	Serial or Account Number	Full Value at Date of Death
<p>REAL ESTATE DESCRIPTION: That portion of the SW¹/₄ of the NE¹/₄ of Sec. 8 T 15 N R 7W, formerly known as Lot 5 Block 2 Clinton and Blackwell's Addition to the City of La Crosse</p>		
Total Value		\$

2. Real Estate	Assessed Valuation	Equalized Value	Recording Data
	<u>57,300.</u>	<u>57,400.</u>	<u>Vol. 376 page 70</u>

DECLARATION

It is declared that on the date of death the above-named decedent and the undersigned were joint tenants, life tenants or remaindermen; that this application is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes and does not release any tax liabilities.

SIGN HERE	Surviving Joint Tenant, Life Tenant, Remainderman Signatures (all must sign)	Date
	<u>Betty Lou Ruud</u>	<u>Sept. 18, 1987</u>

Sworn to before me on Sept. 18, 1987

Doris L. Picha

Doris L. Picha
Notary Public
My com. expires Nov. 17, 1991

County of La Crosse

Betty Lou Ruud
This application was read to (print or type name)

I certify that I have mailed or delivered copies of this application as provided in s. 867.046(3) Wis. Stats. on

Sept. 18, 1987
Date

Doris L. Picha
Register of Deeds

PROPERTY DIMENSIONS

52.9 x 132 (this includes house and commercial space--which are connected by a breezeway)

EXISTING CONDITIONS/LOCATION OF BUILDINGS

Current building conditions are overall good. Most changes are aesthetic. Locations of all buildings will stay the same.

PROPOSED BUILDING LOCATIONS/PROPERTY IMPROVEMENTS

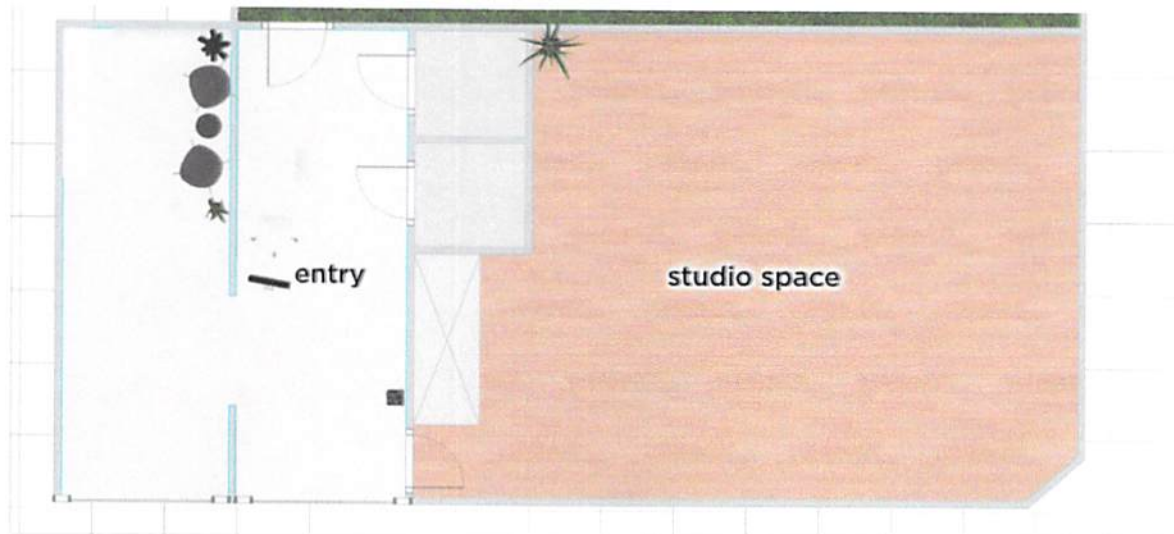
Building locations will not change. Current accounting firm will be converted into a yoga studio. General structure will stay, major changes will involve converting the two attached garage stall into a lobby/reception area, and adding an additional bathroom. We will also refinish the maple floors, paint, improve drywall, and remove non structural partitions in the space. We will add new siding and a new roof.

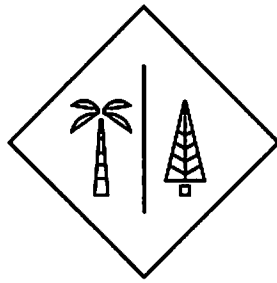
PLAT OF SURVEY



SKETCHES OF PROPOSED SITE

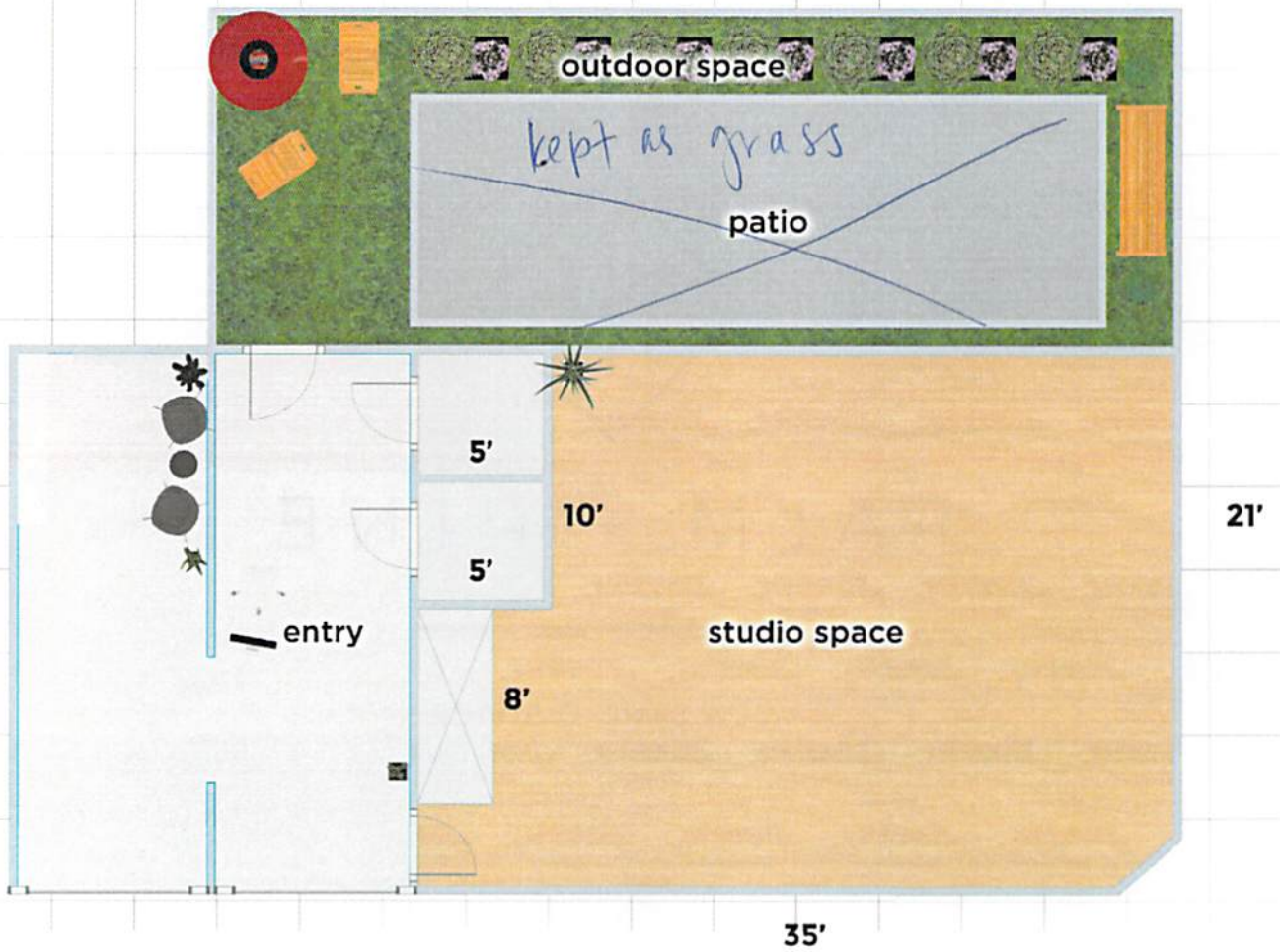
Entry/lobby to the left with two attached bathrooms, studio space is a big open room. No changes are happening to the structure-- all of this is interior re-working. All structural walls are staying.

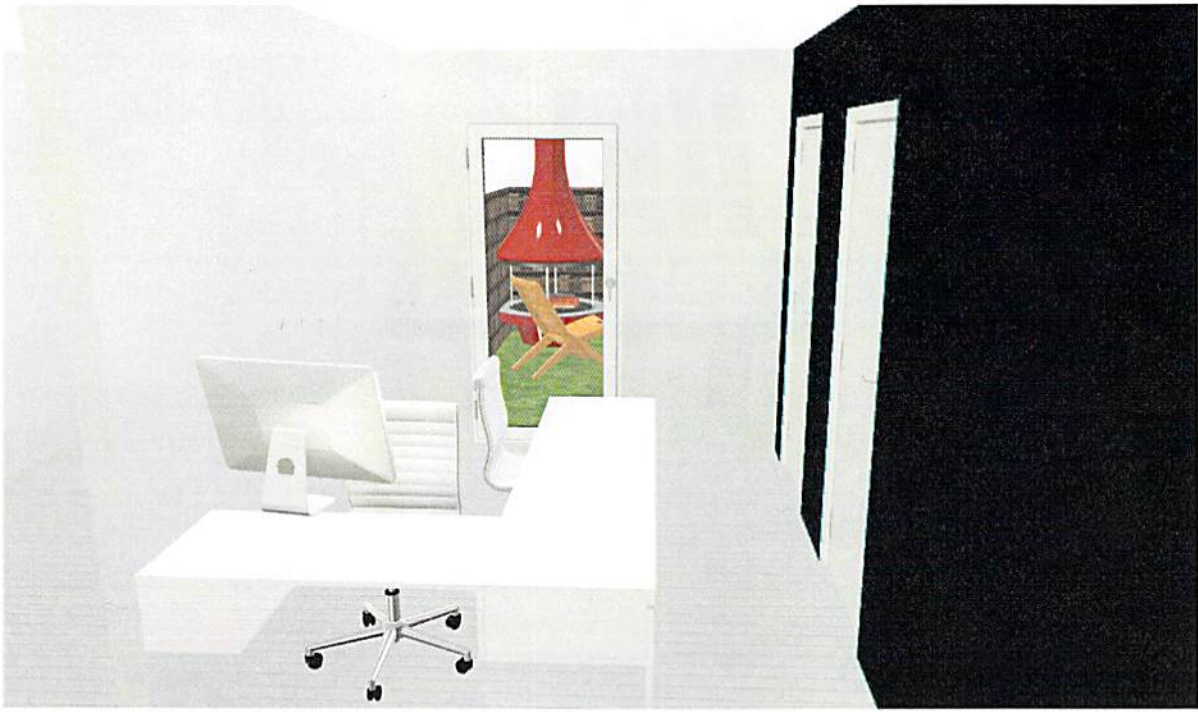




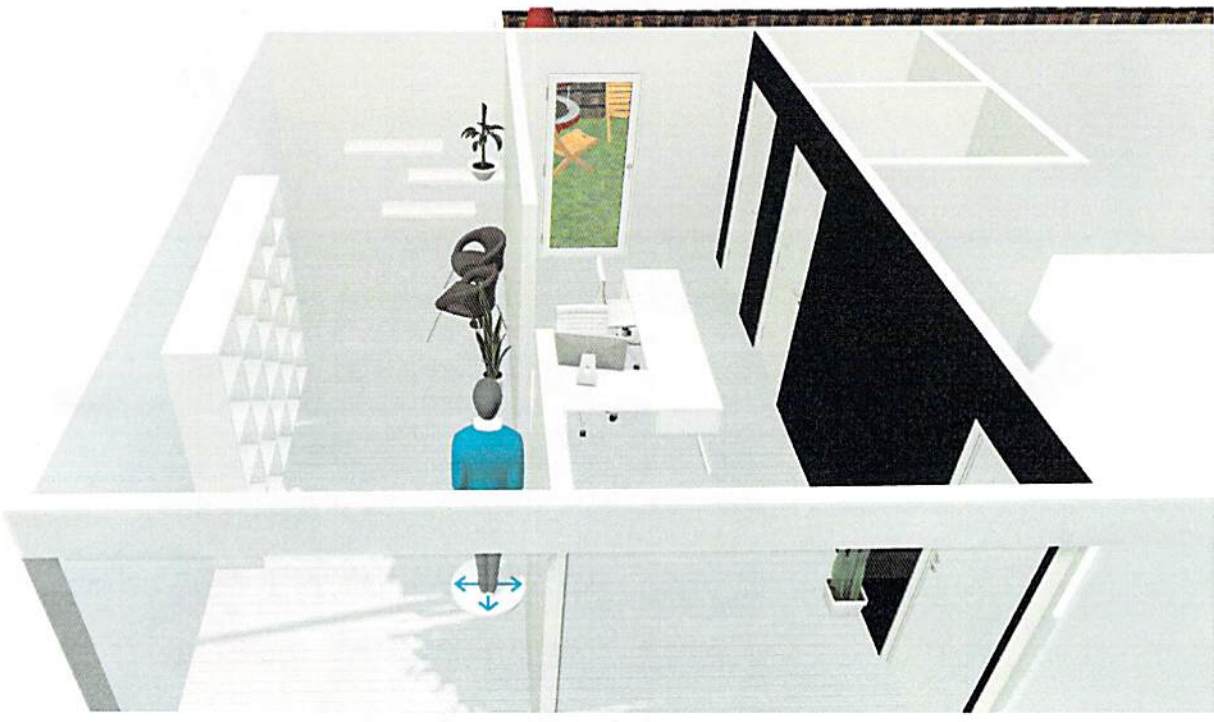
PALM + PINE

YOGA STUDIO SPACE

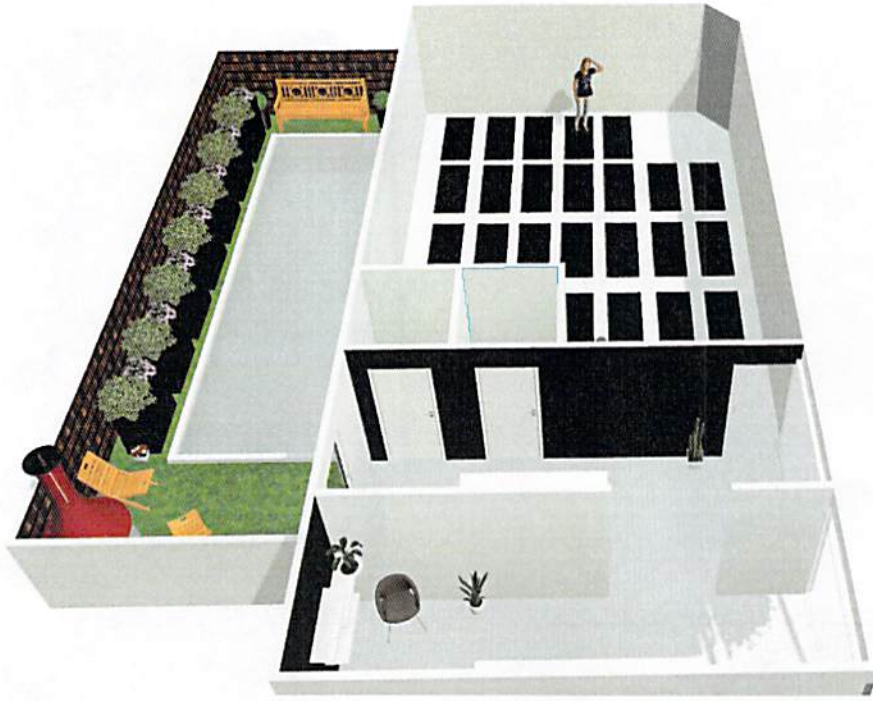




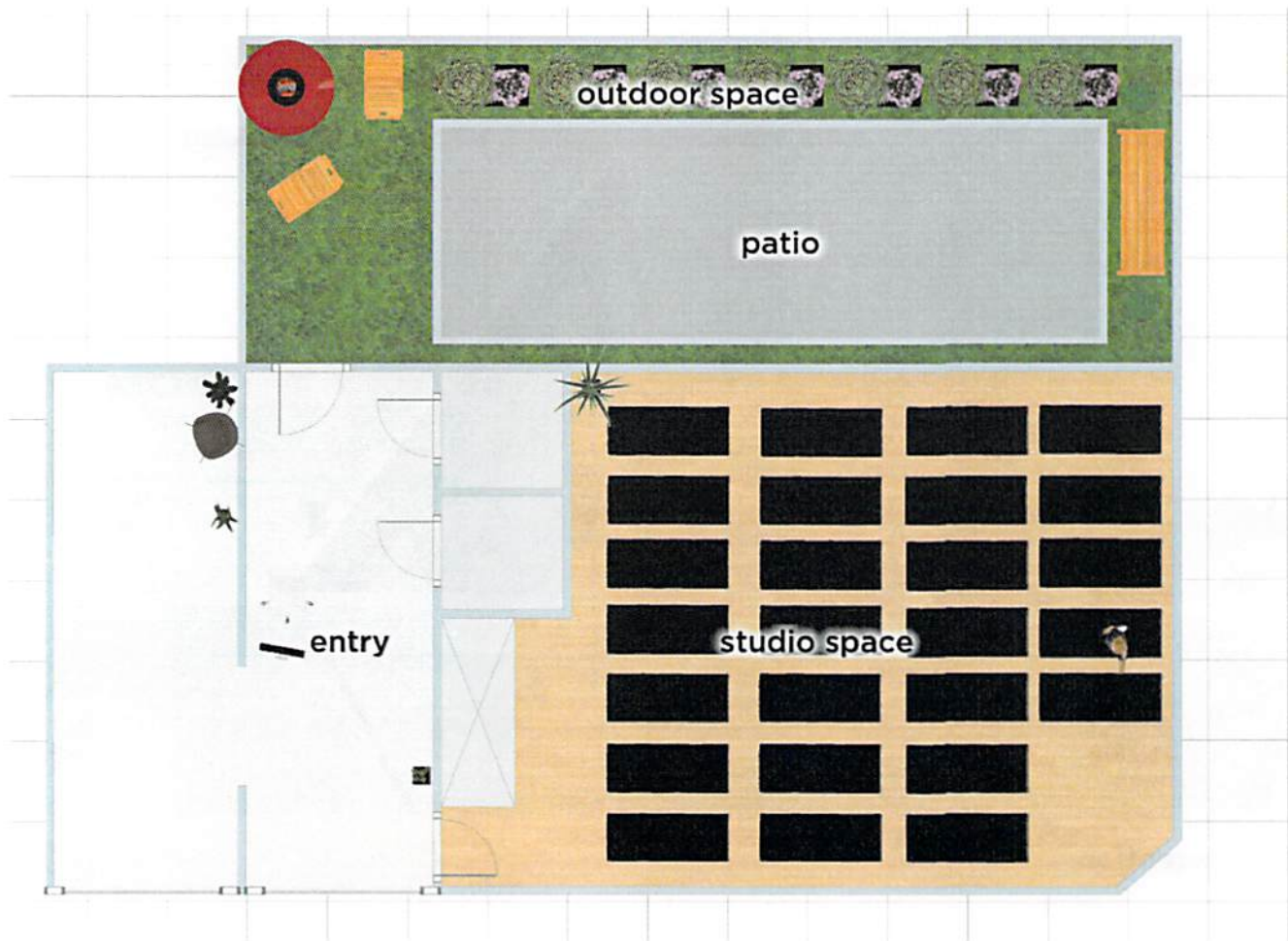
reception



Lobby + reception



full space



full space



exterior

