

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
May 30, 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 5/30/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

Personal service businesses, now including health clubs, can be a conditional use in residential districts where buildings were originally constructed for commercial use. The 1,200-foot commercial space had been an office connected to the house by a breezeway. The yoga studio will include 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 be a benefit by creating a walkable neighborhood business, providing healthful activity, and reuse of existing buildings. Its remodeling would not trigger design review nor likely be an impact on stormwater or utilities. On-street parking may be able to accommodate 6 spots if the driveway was removed, or possibly 9 if angled-parking were allowed in the driveway. One neighbor wrote and one spoke out about parking concerns.

The traffic engineer explained several scenarios for the driveway. In all scenarios, the applicant needs 10 feet of curb added at the crosswalk at some point in the future.

- When Barlow St. comes up for repaving, the City could replace the opening with full curb & gutter, unless the Board of Public Works (BPW) allowed it to stay.
- If the owner plans to do any work on the opening, it must be made to meet code (full curb & gutter), unless the BPW allowed it to stay.
- If the owner is not planning to touch it at all, they still need approval of the BPW.

If the BPW approves it and cars angle park on the area, it must remain without any signing or pavement markings. Pavement markings and signs must be installed and maintained by the City of La Crosse, as the jurisdictional authority over the right-of-way. Any signs or pavement marking would have to be to code. There is not sufficient width on Barlow St. for parallel parking on the south side, two traffic lanes, and 90 degree parking on the north side. It would therefore have to be altered to be at a lesser angle, which would result in the loss of spaces.

➤ **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 area to be dominated by single family housing, but allowing for churches, parks, and schools. This CUP may support a land use objective to maintain traditional urban character and stem property deterioration by allowing building rehabilitation and a mix of uses.

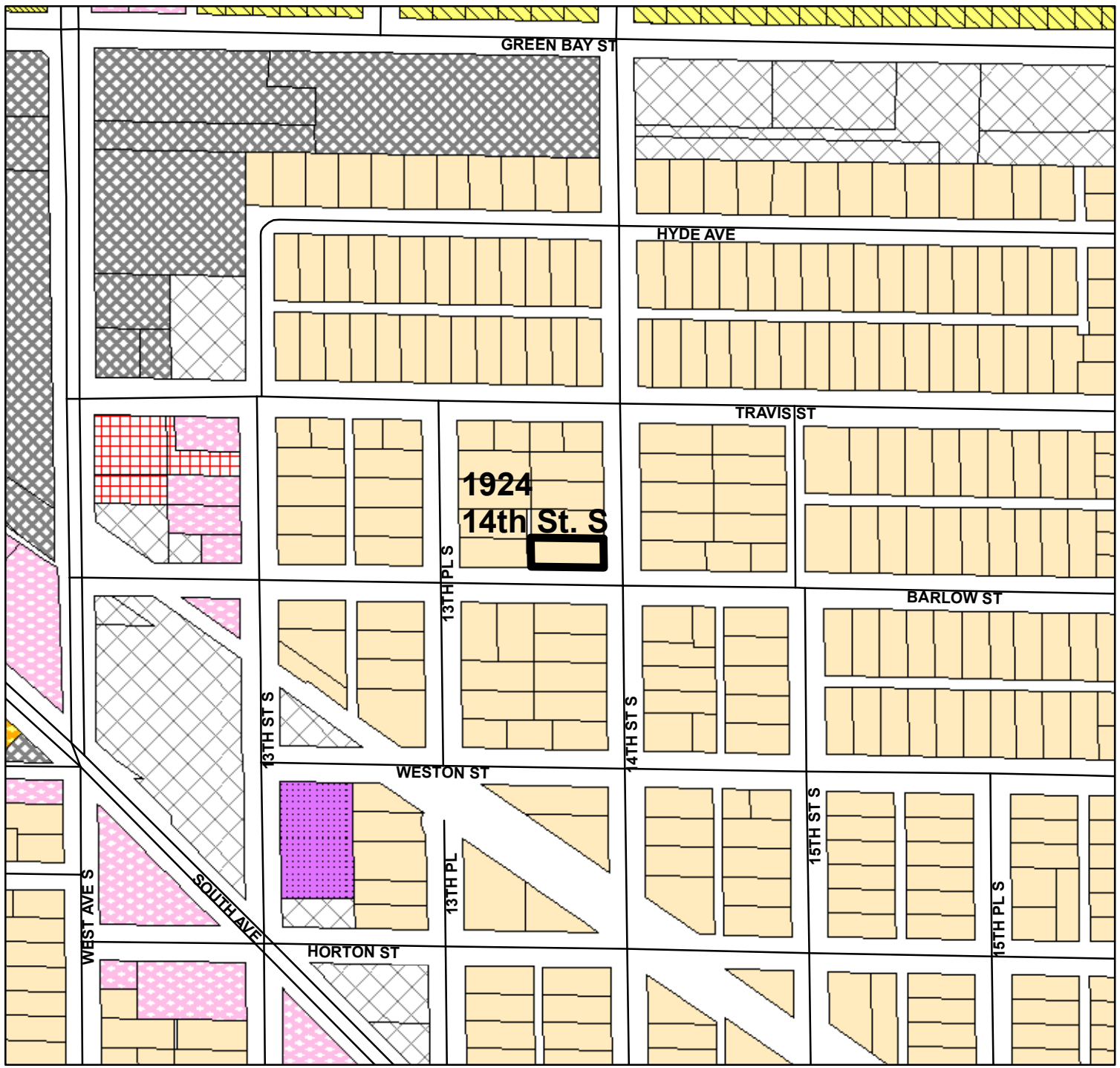
➤ **PLANNING RECOMMENDATION:**

**Approval with the conditions**

**1) Install bike rack**

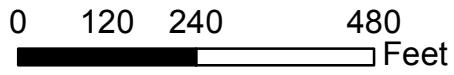
**2) Get direction from the BPW regarding parking in the driveway**

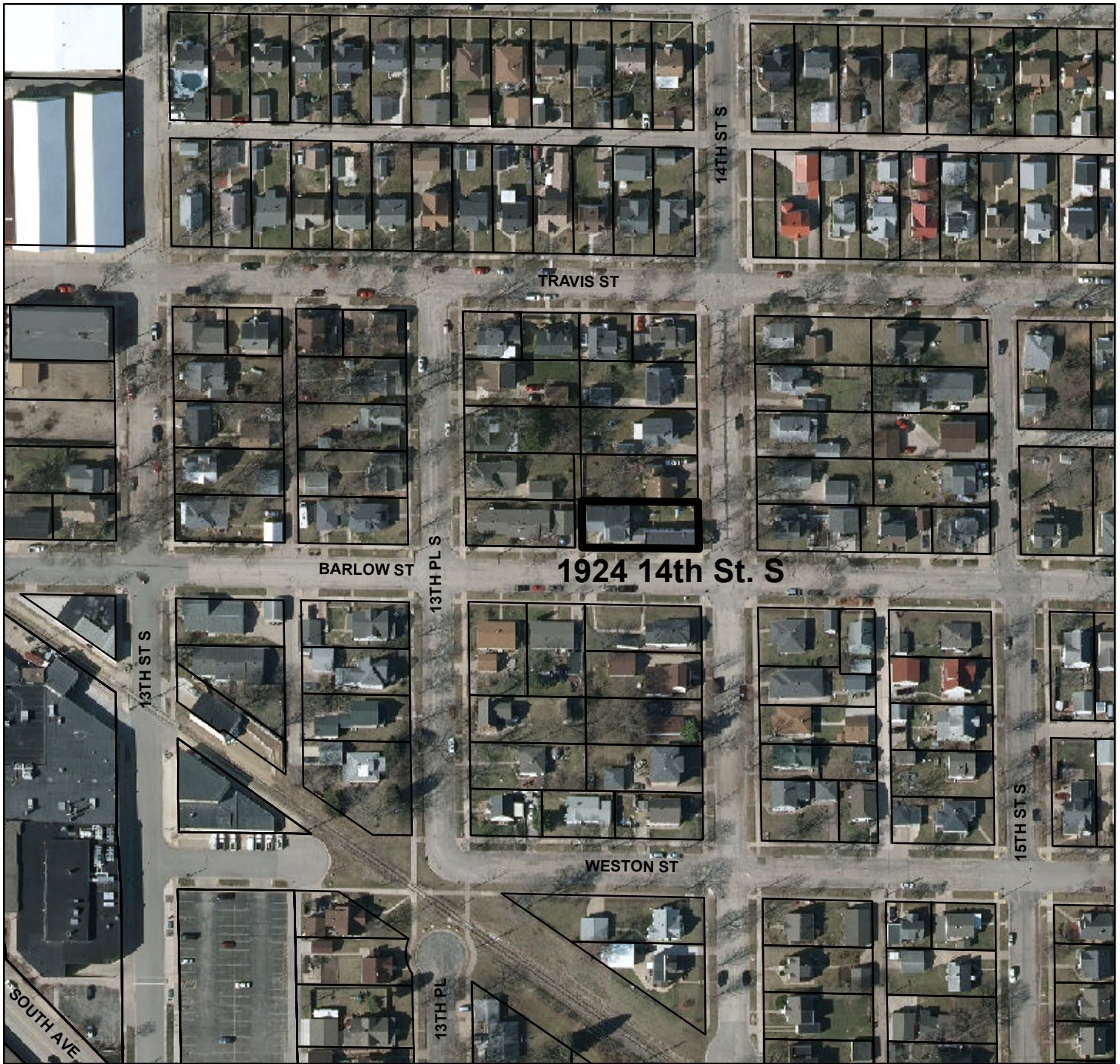
A yoga studio could be a great neighborhood amenity. Off-street parking on this site may be more detrimental to neighborhood character than on-street parking. Therefore, the applicant should maximize on-street parking adjacent to the subject property. The applicant offered to add a bike rack to help with parking as well.


























## 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





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