

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 1, 2017**

➤ **AGENDA ITEM – 17-0407 (Lewis Kuhlman)**

AN ORDINANCE to amend Section 115-1 and 115-347(6)c of the Code of Ordinances of the City of La Crosse to include health clubs as neighborhood commercial conditional uses in residential districts.

➤ **ROUTING:** J&A Committee, Public Hearing 5/2/17 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

The City created [Sec. 115-347\(6\)c](#) many years ago to promote the adaptive reuse of commercial buildings within neighborhoods. However, the allowed uses are fairly narrow and haven't kept up with the times. A case in point is when a CUP applicant requested to use a space for a yoga studio, which may not have been common when the ordinance was created. To include a wider variety of positive physical activity, the ordinance includes health clubs. The intention is to provide a health and wellness dual benefit to our city by encouraging small (the CUP is already limited to 1,500 sq. ft.) fitness studios to serve people within walking distance. The integration of these types of highly social uses are beneficial to our neighborhood social activities, to seniors facing mobility challenges, to convenient after work offerings for the workforce and general health and well-being of the population.

➤ **GENERAL LOCATION:**

Citywide

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Allowing small health clubs promotes adaptive reuse of existing commercial buildings, creates mixed uses, and stems property deterioration. The neighborhood-scale facilities promote alternative modes of transportation and reduce the need for parking.

➤ **PLANNING RECOMMENDATION:**

Approve. The ordinance adapts to current possibilities for mixed uses, healthy activity, and reusing existing buildings.