

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
April 4, 2016**

➤ **AGENDA ITEM – 16-0211 (Jason Gilman)**

Resolution modifying the conditions of approval for the Conditional Use Permit for the Fenigor Group, LLC project at 500 Prospect Street, 513 Harvey Street and a parcel on Island Street (17-10213-091).

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

On June 23, 2015, the City of La Crosse Common Council approved a conditional use permit with 10 conditions for the Fenigor Group LLC, for the redevelopment/renovation of the former La Crosse Rubber Mills building. The conditions of approval require all conditions to be met before any occupancy is granted. The applicant has requested an amendment to these approved conditions, allowing for phased occupancy due to challenges in completing the required conditions including; the acquisition of the Reinhart Foods parcel for off street parking which is taking longer than expected, and , the transfer and recording of the vacated alleyway, which has been resolved.

➤ **GENERAL LOCATION:**

500 Prospect Street, 513 Harvey Street, and an adjacent parcel on Island Street (17-0213-091). See attached **MAP PC16-0211.**

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

These parcels are indicated as Light Industry in the City of La Crosse Comprehensive Land Use Plan.

➤ **PLANNING RECOMMENDATION:**
























It is customary for large projects to include a provision for phased occupancy provided building safety and inspections are in order and conditions for each phase including adequate off street parking are provided. In this case, the developer has paved the lot on Island Street for off street parking. Provided the developer-owner can attest those

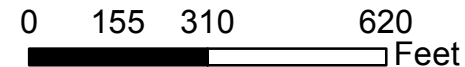
paved off street parking areas meeting the required dimensions and markings have been designated for the units to be occupied, the City may wish to allow the developer flexibility. If, however, additional requirements have not been met, such as required landscaping, it is customary for cities to require a performance surety in the form of a letter of credit or performance bond to cover the costs of the promised improvements, releasable at the time the improvements are made. **This Resolution is recommended for approval with the following conditions:**

- 1. The owner-developer provide a map of paved, striped and properly dimension off street parking stalls designated for the units to be occupied.**
- 2. The owner-developer provides a schedule for completion of remaining conditions.**
- 3. The owner-developer provides a performance surety for all outstanding parking and landscape improvements, for review and approval of the Planning Department.**
- 4. No Occupancy Permit is to be granted until the structure passes final building inspection by the City including providing a signed agreement between the Fenigor Group and Pearl Street Brewery for a solution to the common wall penetration issues with Pearl Street Brewery.**

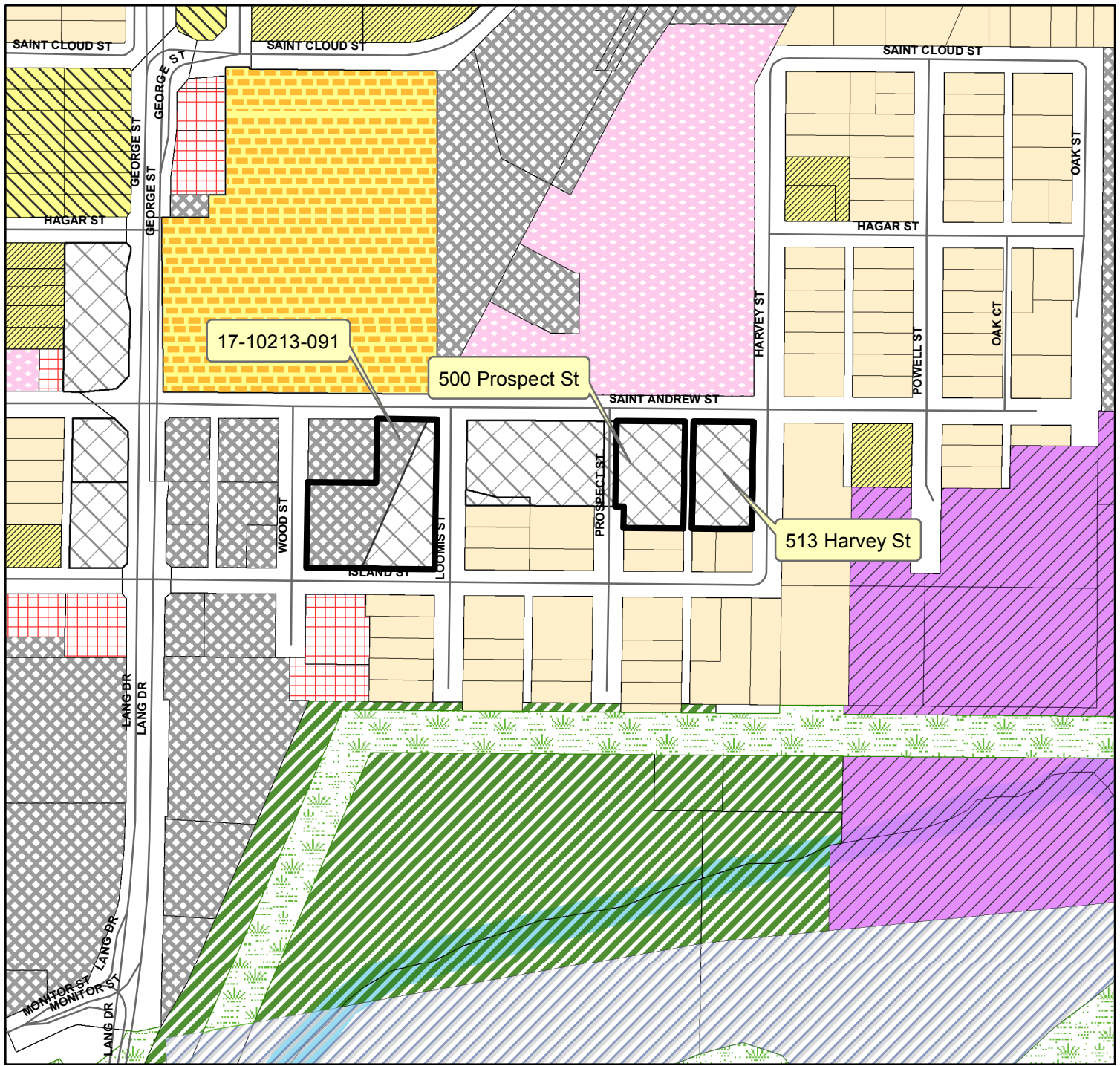


# BASIC ZONING DISTRICTS

-  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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