

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
July 26, 2016**

➤ **AGENDA ITEM – 16-0695 (Jason Gilman)**

Application of The Fenigor Group LLC for a Conditional Use Permit at 1407/1501 St. Andrew Street modifying conditions of approval allowing separation of Buildings A & B and occupancy of Building B subject to inspection and compliance.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

In the Spring of 2016 the Fenigor Group LLC applied for modifications to the conditions of approval for the redevelopment of the La Crosse Rubber Mills buildings at 1407/1501 St. Andrew Street. The modified conditions were approved in April of 2016 with 4 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.

The owner is applying at this time to have these conditions amended due to relatively recent solutions implemented to address the occupancy of Building B, which can be independently separated from Building A, which shares a common wall with Pearl Street Brewery and requires additional work before occupancy can be granted to Building A. This request is to amend condition #4 to allow the occupancy of building B.

➤ **GENERAL LOCATION:**

1407/1501 St. Andrew Street

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

NA

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This parcel is noted as industrial in the Comprehensive Land Use Plan, however, the City authorized the adaptive re-use of the site/buildings to commercial-residential mixed use.

➤ **PLANNING RECOMMENDATION:**

The Recommendation from the Department of Planning and Development is to amend condition #4 as follows:

Occupancy may be granted by the City for those portions of the project subject to inspection and compliance by the City. No Occupancy Permit is to be granted for Building A or portions of the structure abutting the Pearl Street Brewery 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.