

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

➤ **AGENDA ITEM – 17-0440 (Andrea Schnick)**

Application of Renegade Enterprises, LLC for a Conditional Use Permit to demolish structure allowing for a parking lot at 520 3rd St. S.

➤ **ROUTING:**

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

➤ **BACKGROUND INFORMATION:**

This 2-story building was originally built in 1884 and an addition was built in 1954. The property is currently vacant and received an order to correct in December 2016 for deteriorating brick and foundation, tuck-pointing, painting and boarded-up windows, to be corrected by 6/30/17. Pischke Nissan would like to demolish this building to create additional space for their car dealership.

This building has a mural of the War Eagle on the north side and two billboards on the roof.

Although this property is not listed on the historic register, it does contribute to the authentic character and heritage of downtown. It is zoned M-1 Light Industrial.

➤ **GENERAL LOCATION:**

Downtown at the foot of the Cameron Ave and Cass St bridges on 3<sup>rd</sup> Street. Washburn neighborhood.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Lane Use map in the Comprehensive Plan designates this as Downtown. This site is not specifically addressed in the City Vision 2020 Master Plan but the Plan does suggest the parcels on the West of this block to be “prominent landmark buildings to serve as gateway features at the bridge” for 4-8 story office buildings.

➤ **PLANNING RECOMMENDATION:**

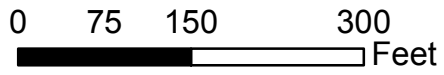
**Planning staff recommends to not adopt this conditional use permit because a CUP is not needed for building demolition in M-1 Light Industrial.**



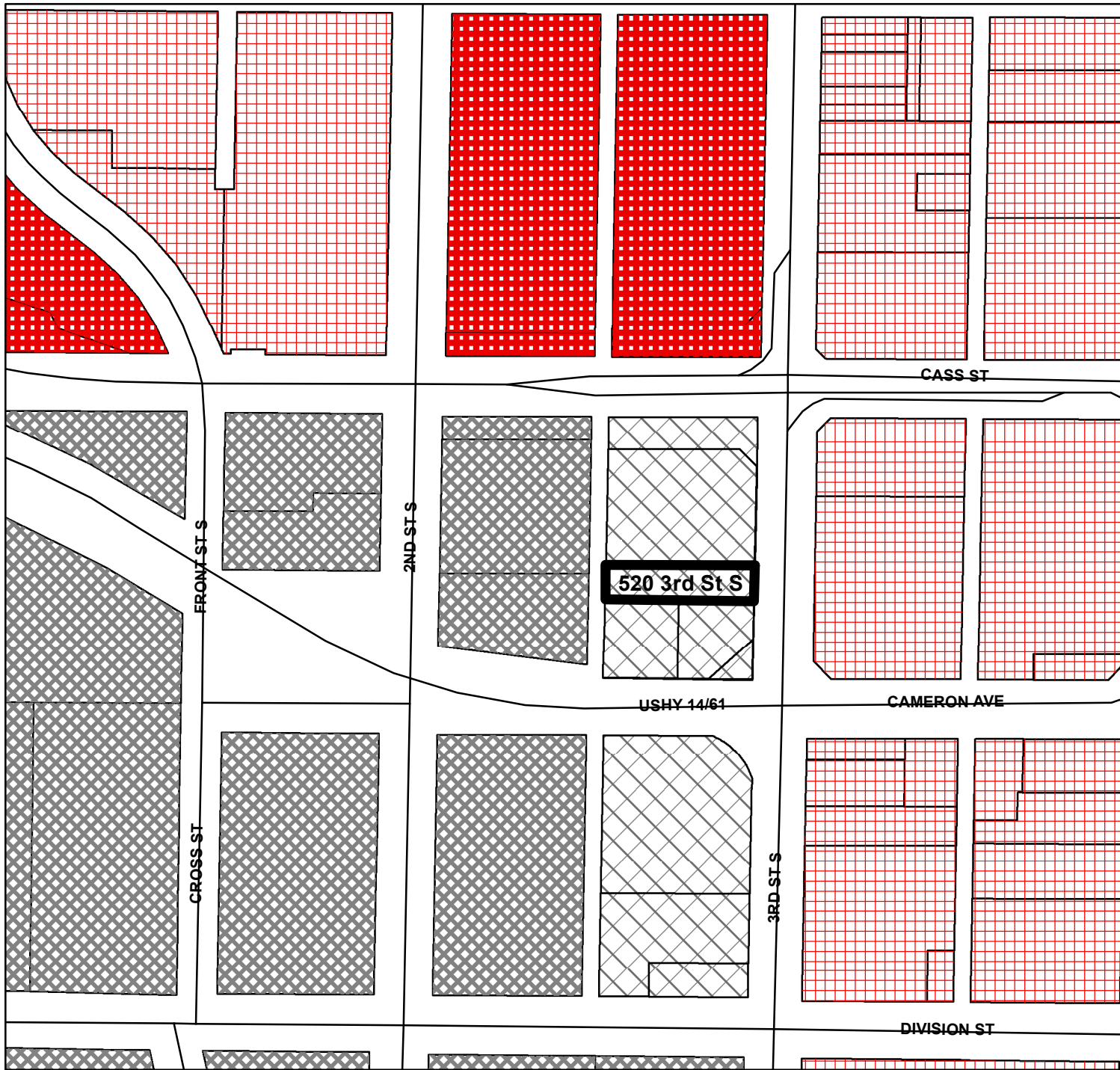
## BASIC ZONING DISTRICTS

	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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