

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 1, 2016**

➤ **AGENDA ITEM - 16-0467 (Jason Gilman)**

Resolution approving a loan request from TID # 16 with the Fenigor Group, LLC for the renovation of the Historic Rubber Mills Building at 1501 St. Andrew Street.

➤ **ROUTING:** F&P Committee

➤ **BACKGROUND INFORMATION:**

The Fenigor Group is requesting a \$200,000 grant and a \$300,000 loan from TID # 16 for the following projects at the Redevelopment of the La Crosse Footwear Company

- Separation of Sewer and Sanitary Infrastructure
- Elevator Tower Development
- Parking Expansion

The La Crosse Footwear Complex contains 10.51 acres and is being redeveloped by the Fenigor Group as a mixed use development, rehabilitating 19 buildings (some of which are connected and form the historic Rubber Mill building). The primary set of structures at 1501 St. Andrew Street (Rubber Mills Building) is being redeveloped with ground floor commercial uses with the 2nd, 3rd and 4th floor with 38 studio apartments, followed by a second phase of 30 additional studio apartments.

The application indicates 144 jobs created as a result of the project. The expected total investment and resulting tax base increase is pending evaluation by Ehlers and Associates and the City Assessor's office.

➤ **GENERAL LOCATION:**

1501 St. Andrew Street See attached **MAP PC16-0467.**

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

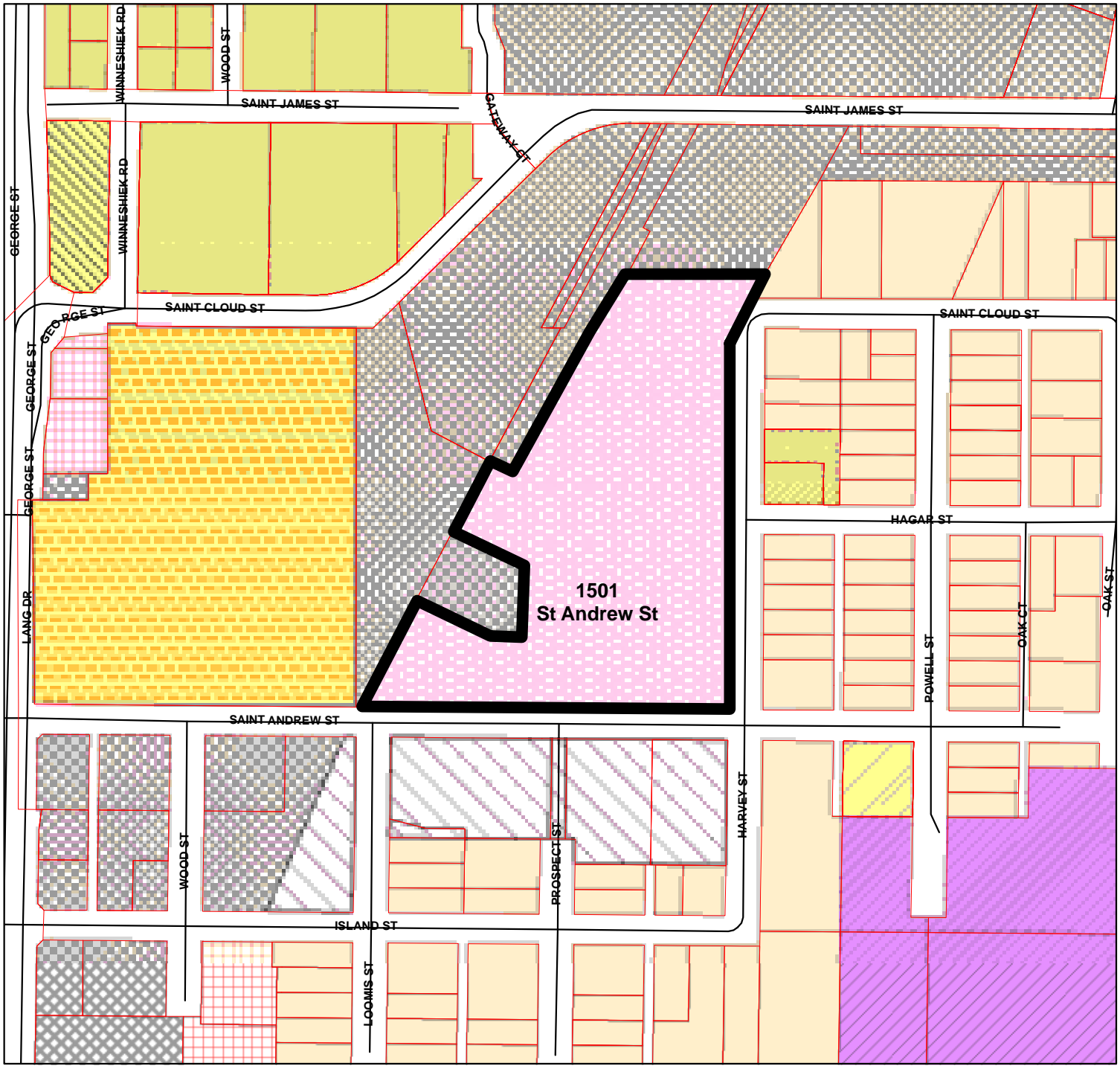
Economic Development Commission meeting pending introduction of developers agreements and loan documents along with evaluation of application by the Planning and Development Department and Ehlers and Associates.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The project parcel is indicated as Light Industrial on the City of La Crosse Comprehensive Land Use Plan, however, it is consistent with the City's coordinated effort to redevelop the site post-La Crosse Footwear.

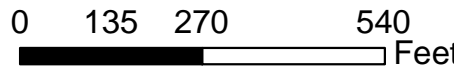
PLANNING RECOMMENDATION:

This item is currently under review by the City Attorney's office and Ehlers and Associates so it is **recommended this item be re-referred for 30 days**, pending the review and recommendation of the Economic Development Commission and staff. There are also code compliance issues as part of the project redevelopment that will need to be resolved as part of the decision to award public funding to the project.



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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