

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 1, 2020**

➤ **AGENDA ITEM – 20-0253 (Jason Gilman)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Local Business, Light Industrial and Heavy Industrial Districts to the Planned Development District - Specific at 1407/1501 and 1514 St. Andrew Street, 528 Loomis Street and Island Street property.

➤ **ROUTING:** CPC 6/1/2020; J&A 6/2/2020

➤ **BACKGROUND INFORMATION:**

Fenigor Group LLC wishes to rezone the properties at 1407-1501 and 1514 St. Andrew Street, 528 Loomis and their Island Street property to Planned Development District as the former La Crosse Rubber Mills facility and its adaptive re-use require flexibility in the uses permitted in the building and support/accessory spaces around the building. Their cover letter explains the mixed use nature of the adaptive re-use for which a PDD District may accommodate, avoiding individual re-zonings of parcels or condominiums each time investment on the site occurs. The uses are generally considered residential, commercial and smaller scale industrial.

GENERAL LOCATION:

1407/1501 and 1514 St. Andrew Street, 528 Loomis Street and Island Street property.- Former La Crosse Rubber Mills Building and adjacent parking and accessory spaces.

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

This property has received a number of conditional use permits and one rezoning (2014-2016) to accommodate mixed use development on the site.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

These parcels are shown as light industry on the land use plan. The mixed use PDD proposal is somewhat consistent with this designation as less intensive uses are permitted in industrial districts and mixed use is common to adaptive re-use of industrial buildings.

➤ **PLANNING RECOMMENDATION:**

The Planning Department recommends approval of this request with a few clarifications:

1. A clarification should be made on the list of submitted PDD uses as warehousing is suggested after “indoor facilities” and general warehousing would permit uses such as mini-storage on the parcels indicated if not further clarified.

2. The Planning Department does not recommend approval of outside storage as a principal use unless it is explicitly denoted on a plan as these types of facilities are not common to redeveloping mixed use areas, but more so in exclusive industrial zones. If outside storage is being suggested as an accessory use to a permitted use on the premises, the Planning Department recommends approval with a denotation of the areas that will be potentially affected.

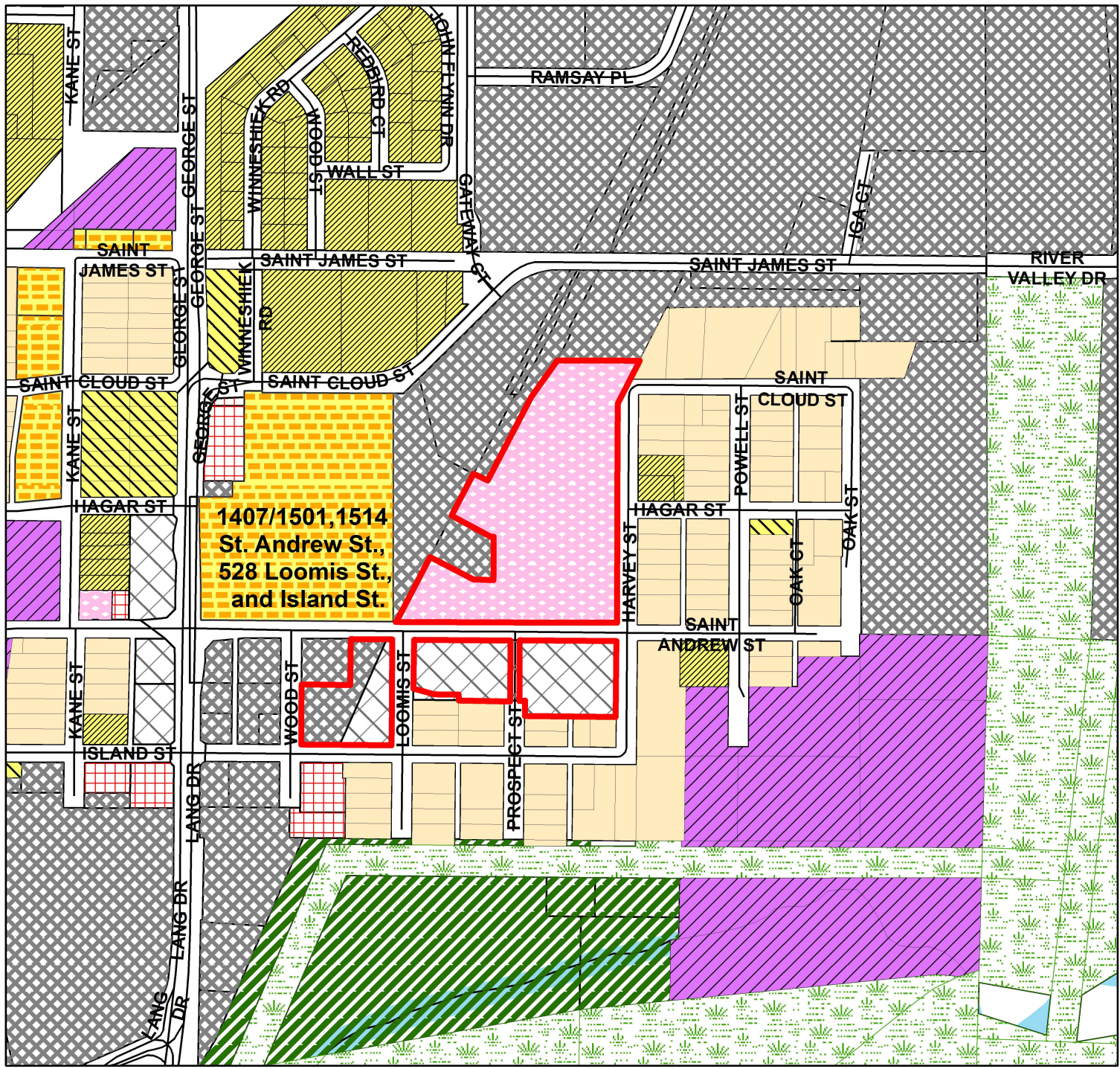
Questions arising from the CBD related businesses yielded the following answers from the applicant:

Carbon Cannabis and Stacks Family Farms CBD Businesses, 1501 St. Andrew Street PDD Rezoning

1. *Hours of operation-Not open to the public, 2 shifts depending on processes*
2. *Regulatory oversight (are they inspected by USDA, DATCP, DEA -DATCP*
3. *How are they dealing with waste Spent material from the family farm will not have cannabinoids-a vendor will be hired to dispose of waste materials.*
4. *How are they addressing odor (this was one of the biggest concerns) -Exhaust fans and carbon filtratrion*
5. *What can we expect for shipping/deliveries-USPS, FED EX, Distributors*

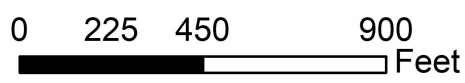
With regard to questions about outdoor storage, the applicant provided the following:

Rezoning, we have already taken steps in cleaning up the yard and disposing of unnecessary items. There will be no one living in any camper or any other storage item. Some commercial tenants do have work trailers or vehicles that are used during the day and switched out frequently. When we first took ownership we really relied on storage inside and outside to create income. We presently have the least amount of storage outside then we had in past. We will designate these areas more strictly and enforce. Fenigor agrees and does understand what is being asked and will comply.



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



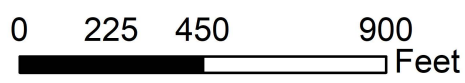
PC20-0253



1407/1501, 1514
St. Andrew St.,
528 Loomis St.,
and Island St.

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