

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
November 30, 2015**

➤ **AGENDA ITEM – 15-1120 (Tim Acklin)**

Application of Rahn Pischke for a Conditional Use Permit at 303 Cass Street to demolish a portion of an existing structure allowing space for a sales lot.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

The Applicant is requesting a Conditional Use Permit to demolish a portion of the building depicted on attached **MAP PC15-1120**. The existing building was the location for the Pischke Motors Collision Center. That business has since relocated to a new \$1.2 million building at 717 2<sup>nd</sup> Street S. The applicant is proposing to demolish and remove approximately two-thirds of the existing building and construct an exterior wall. The remaining building will be used as an automotive detail center, photo studio for internet sales and marketing, and storage. The remainder of the lot will be paved and striped for the sale of automobiles, employee parking, and additional parking for the adjacent service center.

➤ **GENERAL LOCATION:**

303 Cass Street

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed use is consistent with the Future Land Use Map in the Comprehensive Plan.
























➤ **PLANNING RECOMMENDATION:**

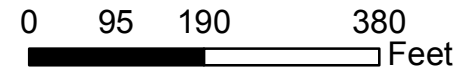
The applicant recently constructed a new \$1.2 million building on 2<sup>nd</sup> street and relocated the collision center there. The improvement value of the existing building is \$234,000. A conservative estimate on the value of the building after removing two-thirds and adding an exterior wall and paved parking would be about \$80,000-100,000. While the applicant is not intending to replace what is being demolished with something of equal or higher value on this lot, they substantially replaced the value on

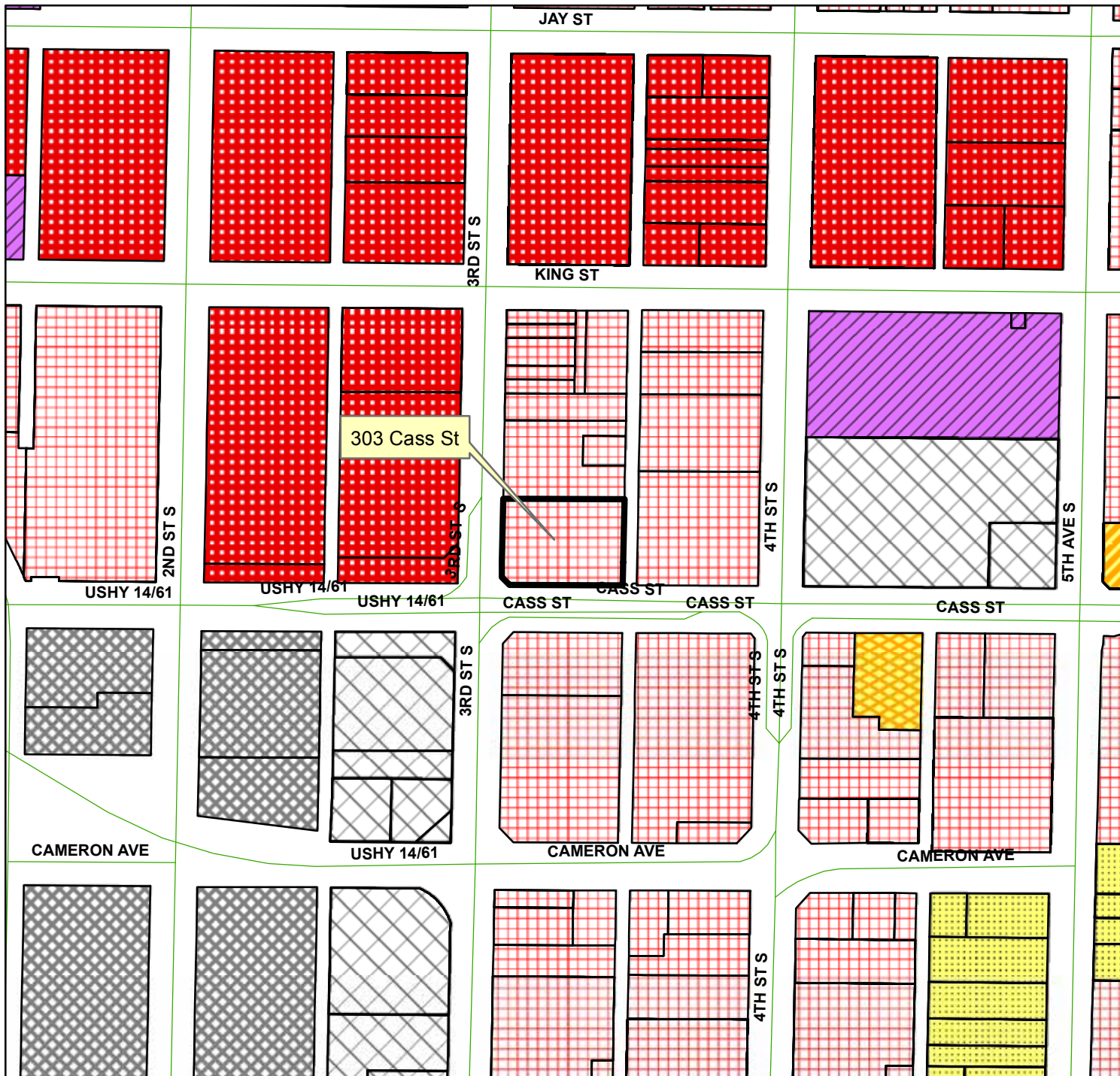
another lot a few blocks away. **This application is recommended for approval without a PILOT payment being established on the property.**



# 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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