

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 29, 2020

➤ **AGENDA ITEM – 20-0846 (Lewis Kuhlman)**

Review of plans for Site Improvements for Torrance Casting, located at 3131 Commerce Street, in the Interstate Industrial Park.

➤ **ROUTING:** Plan Commission Only

➤ **BACKGROUND INFORMATION:**

The Interstate Industrial Park covenants require that any improvements must have a site plan, landscape plan, building plan, and specifications approved by the Planning Commission. The building owner would like to shift a driveway south and add a gate to it, replace a fence with a wall, and do some paving. The comparable regulations for a wall and gate would be the fence requirements of the covenants and zoning code Sec. 115-398. While the covenants supersede the zoning code, guidance from the code would apply when not covered in the covenants. The plan for landscaping is just to seed with grass.

The covenants require the wall be decorative masonry so it has a nice appearance. Concrete block is not considered decorative masonry, but may be used if it is painted and has a decorative treatment. The proposed wall will be painted and match the existing concrete block wall. Decorations or different materials may clash with the existing wall and look poor in appearance.

Barbed wire is not covered in the covenants. In the zoning code, barbed wire may be used if the devices securing the barbed wire to the fence are ten feet above grade and project toward the fenced property and away from public area. While the wall varies from nine to ten feet above grade, the barbed wire would have to be ten feet.

The covenants do not allow wire (chain link) fences due to their poor appearance. However, chain link fences with slats have been allowed in the industrial park elsewhere. Applicant is considering coated chain link fences to improve the appearance further.

➤ **GENERAL LOCATION:**

Just northwest of the intersection of Commerce St. and Enterprise Ave, as depicted in MAP 20-0846.

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

None.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan does not cover design standards for industrial parks.

➤ **PLANNING RECOMMENDATION:**

Approval with conditions – Slats have improved the appearance of chain link fences enough to be approved elsewhere in the industrial park and a consistent wall face would be better in appearance to a decorated block wall next to the existing plain block wall. The applicant must get a fence permit for the barbed wire, but the other improvements may proceed independent of that approval.



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

