

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 2, 2018**

➤ **AGENDA ITEM – 18-0469 (Andrea Schnick)**

Review of plans for a proposed building for Advanced Fiber Products located at 2970 Luoyang Avenue in the International Business Park.

➤ **ROUTING:** CPC only

➤ **BACKGROUND INFORMATION:**

Advanced Fiber Products would like to build a new 300 sq. ft. temperature controlled enclosed material storage shed with a backup generator and refrigeration condenser. Plans were reviewed by Design Review and Fire Prevention and Building Safety without any concerns.

In addition to the current proposed plans, previous conditions imposed by the Plan Commission on this parcel were reviewed. When the development plans for Lot 22 were reviewed by the Plan Commission on September 20, 2012 as PC2012-09-20-01, a condition was set that development needed to occur on Lot 22 by September 2017 or irrigation needed to be installed. Failure to install irrigation would be a zoning violation. According to section 6.A. of the Covenants, areas more than 1,000 square feet must maintain underground irrigation. The area of the green space in question is 46,000 sq. ft.

When building expansion plans were reviewed by the Plan Commission as 15-0996 on September 29, 2015, the plans were approved again with this condition. Now that the September 2017 deadline has passed and a new building has not been constructed and irrigation has not been installed, there is a zoning violation. It can be customary to deny a building permit if there are any outstanding zoning violations.

Staff spoke with Jon Nommensen, President and CEO of Advanced Fiber Products, on two occasions recently to discuss this issue and possible outcomes. Mr. Nommensen reiterates his desire to build, but construction may not happen in the next few years. Mr. Nommensen said that the green space is well maintained by Advanced Fiber Products, and would like the irrigation requirement waived. The intent of requiring irrigation is to follow through on the commitment of a well maintained Business Park to all businesses located in the area.

➤ **GENERAL LOCATION:**

2970 Luoyang Avenue in the International Business Park.

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

Plan Commission only agenda item.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Development in the Industrial Park is encouraged in the Comprehensive Plan. This is also consistent with the Covenants in the Business Park.























➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval of the plans with the following conditions:

- Irrigation requirement waived via affirmative written vote of 51% of total number of property owners and consent of the City of La Crosse and County of La Crosse, as per Covenants amendment requirement (Section 14.B.) and an amendment to the original conditions of the zoning of this property.
Or:
- Affidavit and letter of credit (for irrigation improvements) from Advanced Fiber Products to guarantee future development of site within two years or an irrigation system must be installed per the original zoning requirements.
Or:
- Irrigation requirement to be enforced if there are any complaints from other Business Park owners.
Or:
- Approved if irrigation is installed or plans submitted and approved for new development.



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

