

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 4, 2015**

➤ **AGENDA ITEM – 15-0476 (Amy Peterson)**

Review of plans for the proposed site improvements of the property and exterior renovations of the building located at 2135 Enterprise Avenue.

➤ **ROUTING:** CPC Only

➤ **BACKGROUND INFORMATION:**

Kish & Sons Electric has purchased and is moving into 2135 Enterprise Avenue (depicted on **MAP PC15-0476**). They are looking to make some modifications to the building and grounds for their business needs and also for a plumbing supply tenant. These include new doors, new fence, new curb cut, new retaining wall, paving and adding more parking area. A few other minor modifications will be included, and they plan to reuse the existing signs but with their logo.

➤ **GENERAL LOCATION:**

In the Interstate Industrial Park, where Dynamic Recycling was located, across from Torrance Casting.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A
























➤ **PLANNING RECOMMENDATION:**

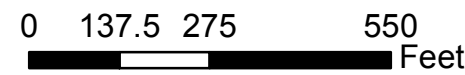
Covenants on the property require that material or products to be stored outside must be behind the building setback line from the street and must be screened from view. In the recent past Plan Commission has approved wire fencing with 75% screening slats. The Covenants also state that parking or storage of company owned trucks, products or equipment shall be prohibited in the side yard, however visitor or employee parking is allowed.

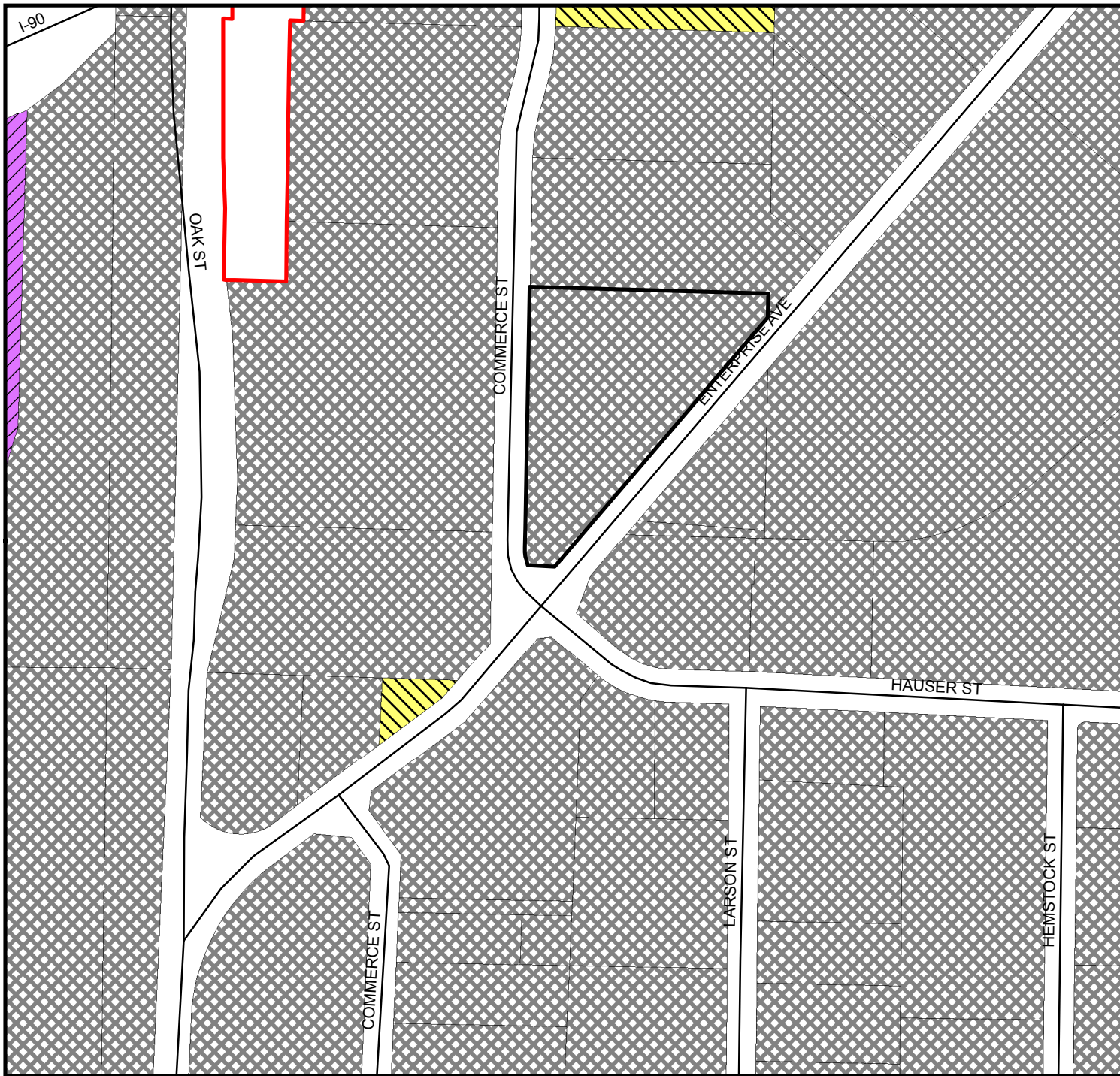
Planning staff recommend approval of submitted plans with the following requirements:


























BASIC ZONING DISTRICTS

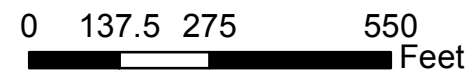
-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  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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- Fencing for storage must include 75% screening slats
- Only visitor or employee parking be allowed in the side yard parking area
- A driveway/sidewalk permit be obtained for the new curb cut

Planning staff strongly encourages leaving a minimum of a 10foot greenspace buffer between the paved areas and the curb. The owner mentioned planting additional trees at the south end of the lot, and staff is in favor of this as well.