

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 30, 2019**

➤ **AGENDA ITEM – 19-1344 (Andrea Schnick)**

Review of plans at 2110 Enterprise Ave in the Interstate Industrial Park (Mini-Warehouse/Self-Storage).

➤ **ROUTING:** CPC Only

➤ **BACKGROUND INFORMATION:**

The plans are for new construction of mini-warehouse/self-storage in the Interstate Industrial Park. There are a few issues as of 9/25/19 when plans were reviewed and this report was written.

Fire Department:

1. The building requires a one hour fire separation on the north side of the building.
2. Only 25% of the north side is allowed for openings which also must be rated.
3. The Fire Department access requires a 20' width on the log (current plans show 16.6')

Design Review:

1. A 25' rear yard setback is required.
2. The west and east elevations require masonry or other material approved by CPC.
3. A copy of the shared access easement is required to be on file.

Plans are attached to the legislation.

➤ **GENERAL LOCATION:**

2110 Enterprise Ave in the Interstate Industrial Park.

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

None yet.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























Development in the industrial parks is encouraged in the Comprehensive Plan.

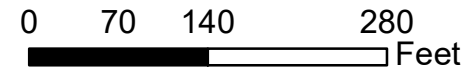
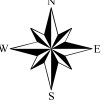
➤ **PLANNING RECOMMENDATION:**

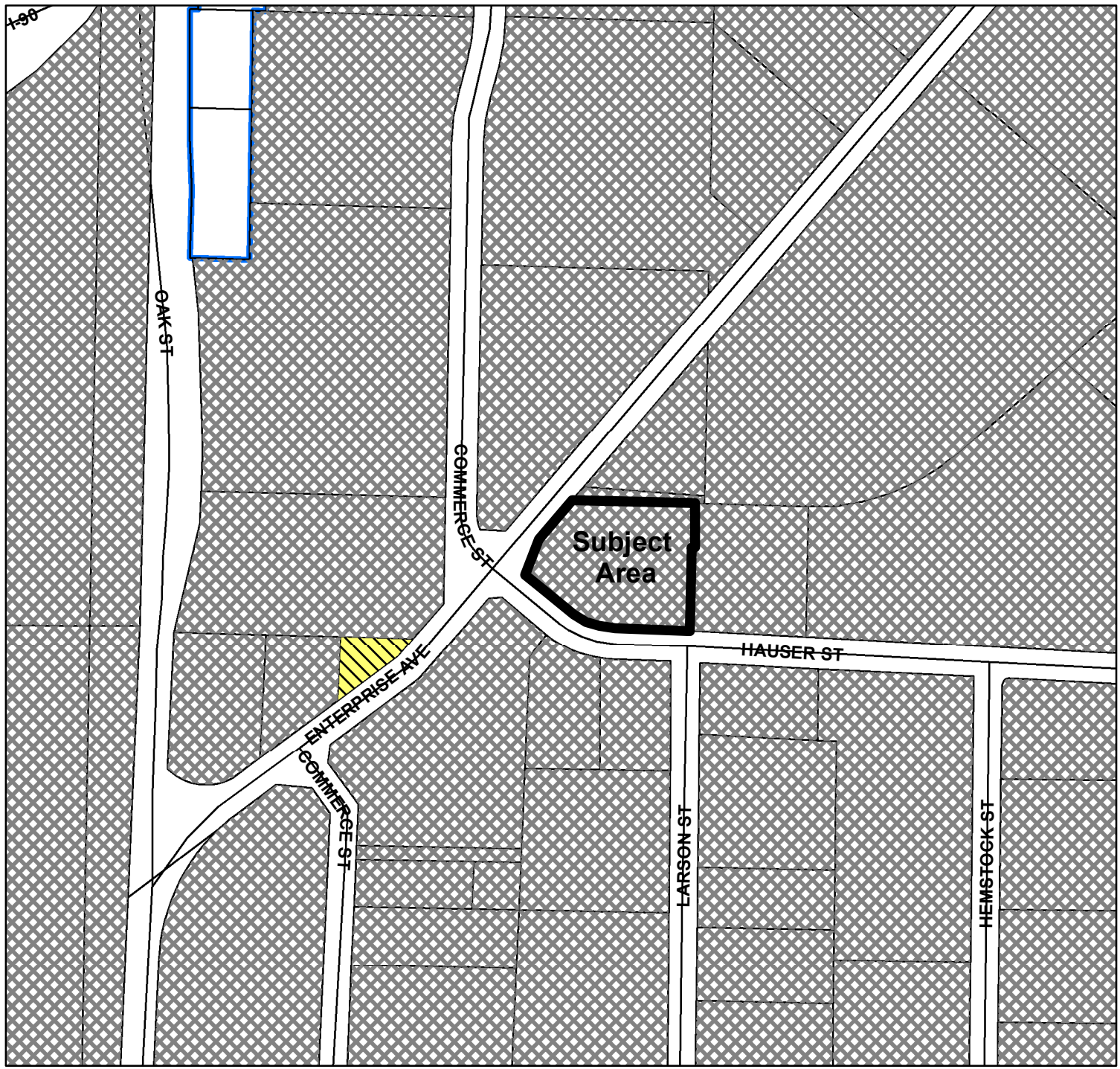
Planning staff recommend approval contingent on the issues from the Fire Department and Design Review being addressed and approved by Fire and Planning.



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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