

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
April 30, 2018**

➤ **AGENDA ITEM – 18-0526 (Andrea Schnick)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Planned Development District to the Planned Development District granting release from irrigation violation per restrictive covenants at 2970 Luoyang Ave (Lot 22).

➤ **ROUTING:** J&A, Public Hearing 5/1/18 6:00 p.m.

➤ **BACKGROUND INFORMATION:**

The Plan Commission approved development plans (PC2012-09-20-01, September 20, 2012) and building expansion plans (15-0996, September 28, 2015) for Advanced Fiber with the condition that the irrigation requirement would be waived until a new building was construction. If the new building is not construction by September 2017, irrigation would need to be installed and if it was not, “failure to install irrigation shall be a zoning violation under the City’s PDD Ordinance.” The deadline has passed and there is now a zoning violation. In order to receive a building permit for future construction, this violation needs to be released via an ordinance amendment.

The appropriate way be released from the zoning violation is to request it through a rezoning application.

As part of approval of development plans as 18-0469, Advanced Fiber Products is required by amend the Declaration of Protective Covenants of the International Business Park and amend the zoning violation. The Covenants amendment is in the process as well and will be before the Plan Commission likely next month.

➤ **GENERAL LOCATION:**

Lot 22 in the International Business Park. 2970 Luoyang Ave.

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

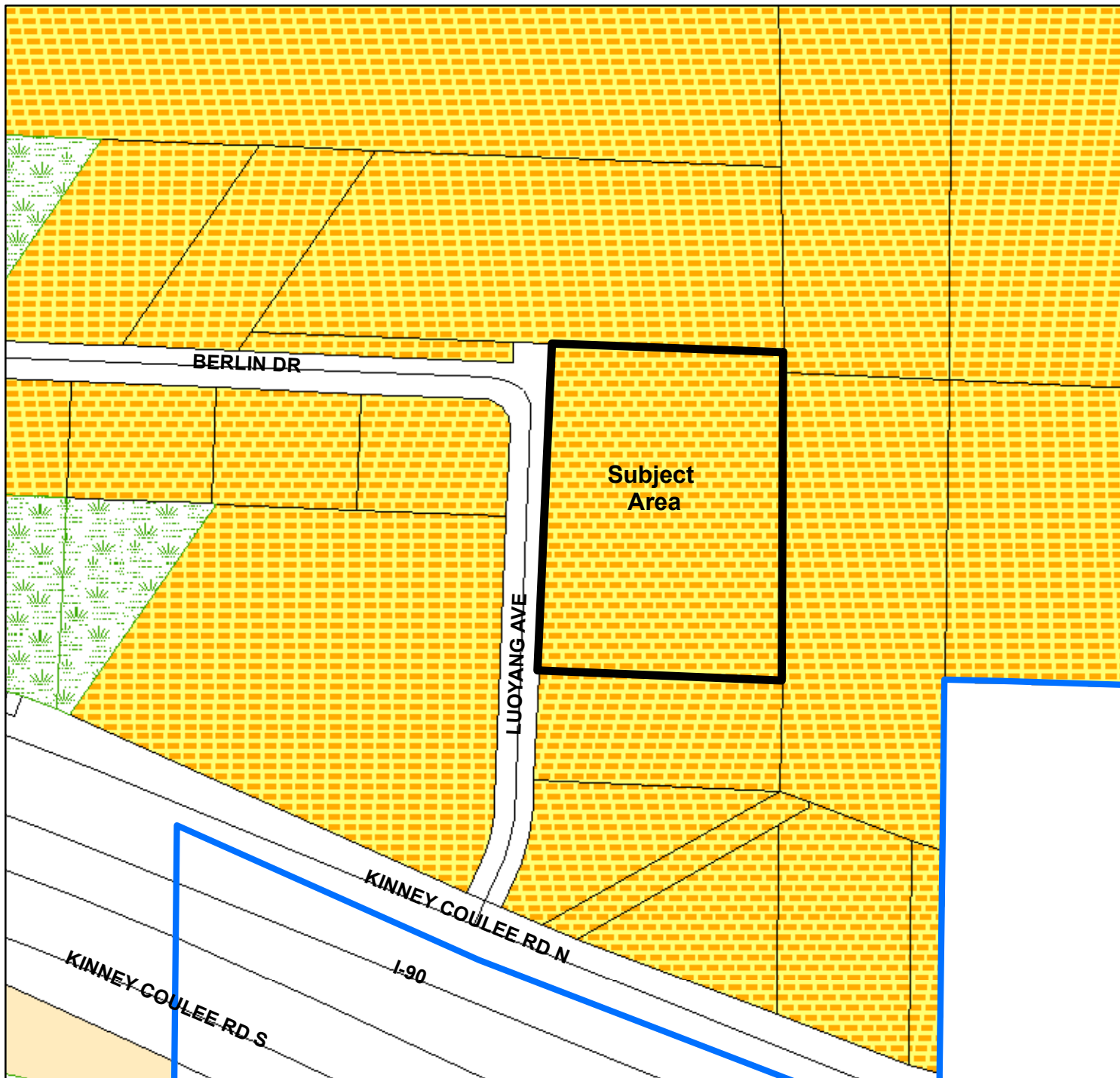
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























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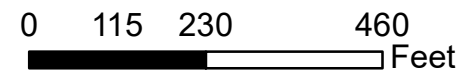
➤ **PLANNING RECOMMENDATION:**

**Planning Staff recommends approval.** The amendment still must be completed for the building permit to be issued, otherwise the zoning violation will be reinstated.


























# 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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