

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 20, 2012**

➤ **AGENDA ITEM - PC2012-09-20-01**

Review of development plans for Advanced Fiber and lot 22 in the International Business Park.

➤ **ROUTING:** Only Plan Commission.

➤ **BACKGROUND INFORMATION:**

Advanced Fiber purchased and built on lots 23 & 24 in the International Business Park in 2004 (depicted on attached **MAP PC2012-09-20-01**). The Company is looking to expand and on September 13, 2012 the Common Council approved Advanced Fiber's purchase of lot 22, the lot to the north of their current location. Advanced Fiber plans to expand this fall with a storage addition and truck turn around on the north side of their current building, as well as add five parking spaces on the southside of the current building. The rest of lot 22 will be graded and seeded into lawn. Advanced Fiber has stated that a phase 2 expansion will include either additions to the current building or another separate building on lot 22, as well as equipment purchases for an additional production line.

The proposed plans meet the minimum 20% land/building ratio requirement as long as the lots are combined. Covenants state that 100% of permanent walls facing the street and extending 20 feet on either side shall be faced with decorative masonry. The proposed addition sits at the back of the lot and the west wall is proposed to be painted concrete block up the first 8 feet, then metal wall panels on the rest of the side (this matches the north side of the building). There is the potential that the phase 2 expansion will be on the northside of the building, nearer Louyang Ave. Proposed Plans of the project are attached as **Exhibit A**.

➤ **GENERAL LOCATION:**

2970 Louyang Ave. in the International Business Park.

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

Only requires Plan Commission.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

➤ **PLANNING RECOMMENDATION:**

Planning staff recommend approval with the following conditions:

- Lot 22 must be combined with lots 23 & 24 (already combined)
- Waive the 100% permanent wall facing street shall be decorative masonry requirement because of the potential of a building expansion on the north side.
- No net loss of trees. Of the 23 trees being removed at the back of the lot, nine will be transplanted to the front of the lot; the other 14 shall be replanted on site or in another location in the Business Park.
- Since there is potential for another building to be built on the west side of lot 22, the irrigation requirement will be waived until such time as a new building is constructed. If another building is not constructed within five years (September of 2017), irrigation shall be

installed. Failure to install irrigation shall be a zoning violation under the City's PDD Ordinance.

- Per the City Engineering Department, Plan sheet C1.1 – The proposed 15” storm sewer pipe draining the new parking lot goes into a catch basin that has a 12” pipe leaving it. This 12” pipe will be overloaded if it tries to carry runoff from the proposed 15” pipe draining the lot and the street inlet water. In addition, city policy does not allow any pipes over 12” to go into the back of the catch basin. This pipe shall come straight out the driveway and directly into a new manhole in the street.
- Final sale of lot 22 to Advanced Fiber.

PC2012-09-20-01

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 28, 2015**

➤ **AGENDA ITEM – 15-0996 (Amy Peterson)**

Review plans for a Building Expansion of Advanced Fiber located at 2970 Louyang Avenue.

➤ **ROUTING:** CPC only

➤ **BACKGROUND INFORMATION:**

Advanced fiber Products is looking to expand their current facility by adding a 56x166' addition to the north side of the facility, move the loading docks, and add a 26x50' addition to the south side of the building. The additions will expand their shipping and receiving warehouse, add manufacturing lines and add a maintenance shop. The plans meet the parking and other requirements in the Park Covenants.

➤ **GENERAL LOCATION:**

South end of the International Business Park, across from River States Truck and Trailer. See attached **MAP PC15-0996.**

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This use is consistent with both the Comprehensive Plan and the Covenants at the International Business Park.

➤ **PLANNING RECOMMENDATION:**

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

- **The 2012 condition on irrigation still holds - the irrigation requirement will be waived until such time as a new building is constructed. If another building is not constructed within five years (September 2017), irrigation shall be installed. Failure to install irrigation shall be a zoning violation under the City's PDD ordinance.**