

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
FEBRUARY 28, 2022**

➤ **AGENDA ITEM: 22-0299 (Julie Emslie)**

Review of updated building plans for Heavenly Crossroads, Lot #4 in International Business Park

➤ **ROUTING:** CPC Item Only

➤ **BACKGROUND INFORMATION:**

Justin and Heather Yahnke recently purchased lot 4, 0.94 acres in the International Business Park to relocate their business, Heavenly Crossroads Salon & Spa. They had originally submitted building plans for Plan Commission approval in the fall of 2021. Through that approval/review process, it was noted that there is a 50ft setback from HWY 16 by the DOT that required the original building plans be revised.

The revised plans were reviewed in accordance with the covenants of the International Business Park, and as a result City staff required several adjustments to be made to the plans to adhere to provisions in the covenants. Attached to this item are the finalized building plans that incorporate those adjustments. As such, staff have the remaining comments:

- 1) Approval of the stormwater management plan is needed by the Engineering Department.
- 2) The building plans are contingent on a Covenant Amendment being finalized to reduce the setback from Berlin Drive from 40 ft to 30ft. The corresponding Resolution to this covenant amendment is 22-0208.

➤ **GENERAL LOCATION:**

International Business Park Lot 4, Berlin Drive, Council District 2.

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

The Amended Wisconsin Land Purchase and Sale Contract was approved by the Council on 12/9/2021 as Resolution #21-1623.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Development in the industrial parks is encouraged in the Comprehensive Plan


➤ **PLANNING RECOMMENDATION:**

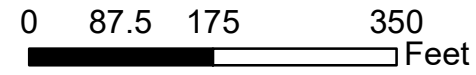
Staff recommends **approval of this item with the following conditions:**

- 1) A Building Permit may not be issued until the Engineering Department approves the stormwater management plan.
- 2) A Building Permit may not be issued until the corresponding Covenant Amendment has been finalized and approved by both the City Council and the County.
- 3) State approves plans for building, HVAC, and plumbing.
- 4) Sign permit is provided for any proposed signage. The signage must meet the City's municipal code.



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



PC 22-0208
PC 22-0299