

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
March 29, 2021**

Ø **AGENDA ITEM – 21-0354 (Tim Acklin)**

Review of building plans at 3150 Berlin Drive in the International Business Park (Airgas).

Ø **ROUTING:** CPC Only

Ø **BACKGROUND INFORMATION:**

The applicant (Airgas) has submitted plans for a new building in the International Business Park on the parcel depicted on attached **MAP PC21-0354** with the intent of relocating their business and operations from their existing building located on Monitor Street.

Plans for new buildings must meet the design standards listed in the International Business Park covenants. After reviewing the plans staff noted the following;

- 1) **Signage.** The applicant did not provide any plans or specifications for their proposed signage. There was a note on the Site Plan for the location of a pole sign and an illustration of the proposed wall sign. Staff has requested sign plans from the applicant.
- 2) **Fence.** The applicant is proposing to construct a 6ft chain link fence with up to 2ft of barbed wire around the property. This also includes a security gate. This item will need specific City Plan Commission approval.
- 3) **Accessory Structure/Outside Storage.** The applicant is proposing to have an accessory structure that will house outside storage of propane and other types of gas tanks. Below are pictures of this facility at their current location. If granted the chain link fence around the property they will not install the chain link security gates in front that are depicted below. This item will need specific City Plan Commission approval.



- 4) **Building Materials.** The applicant is proposing the facades facing Berlin Drive to be a mix of masonry and metal panels. The first 14ft of the all is masonry and

the remaining 22ft is metal panels. The eave of the north façade is also metal. The requirement is that the facades facing the street must all be masonry.

The complete plans are attached to the legislation.

Ø **GENERAL LOCATION:**

3150 Berlin Drive. (International Business Park)

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Development of the vacant parcels in our industrial and business parks is an objective in the Economic Development Element of the Comprehensive Plan.

Ø **PLANNING RECOMMENDATION:**

- 1) **Signage.** Staff has requested the appropriate sign plans for review. If they are not submitted prior to the City Plan Commission meeting the applicant will have to have them reviewed at their next meeting.
- 2) **Fence.** Staff has no concerns about their proposed fence. A similar type of fence was approved for the new Fed Ex building.
- 3) **Accessory Structure/Outside Storage.** The requirement in the covenants is to have an accessory structure or outside storage screened from the street. The proposed location of the accessory structure/outside storage will be screened from the street by the building and the semi-trucks that will be parked at the loading docks. Should no trucks be parked at the loading docks the proposed fence, and distance from the street, would adequately reduce its visible impact from the street.
- 4) **Building Materials.** Staff has reached out to the applicant and informed them that the proposed building materials do not meet the covenants. The applicant is discussing this issue internally and will be reaching out back to staff once a decision has been made.

Overall the project is supported by staff and, with the exception of the items stated above, the plans meets the requirements in the covenants. Provided that the items stated above have been addressed prior to the meeting staff recommends approval of this project with the following conditions:

- 1) All proposed signage meets the requirements in the covenants.
- 2) The exterior materials of the building meet the requirements in the covenants.

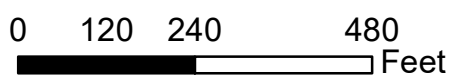
Should the items stated above not be addressed prior to the meeting staff recommends referral of this item to the next meeting of the City Plan Commission.

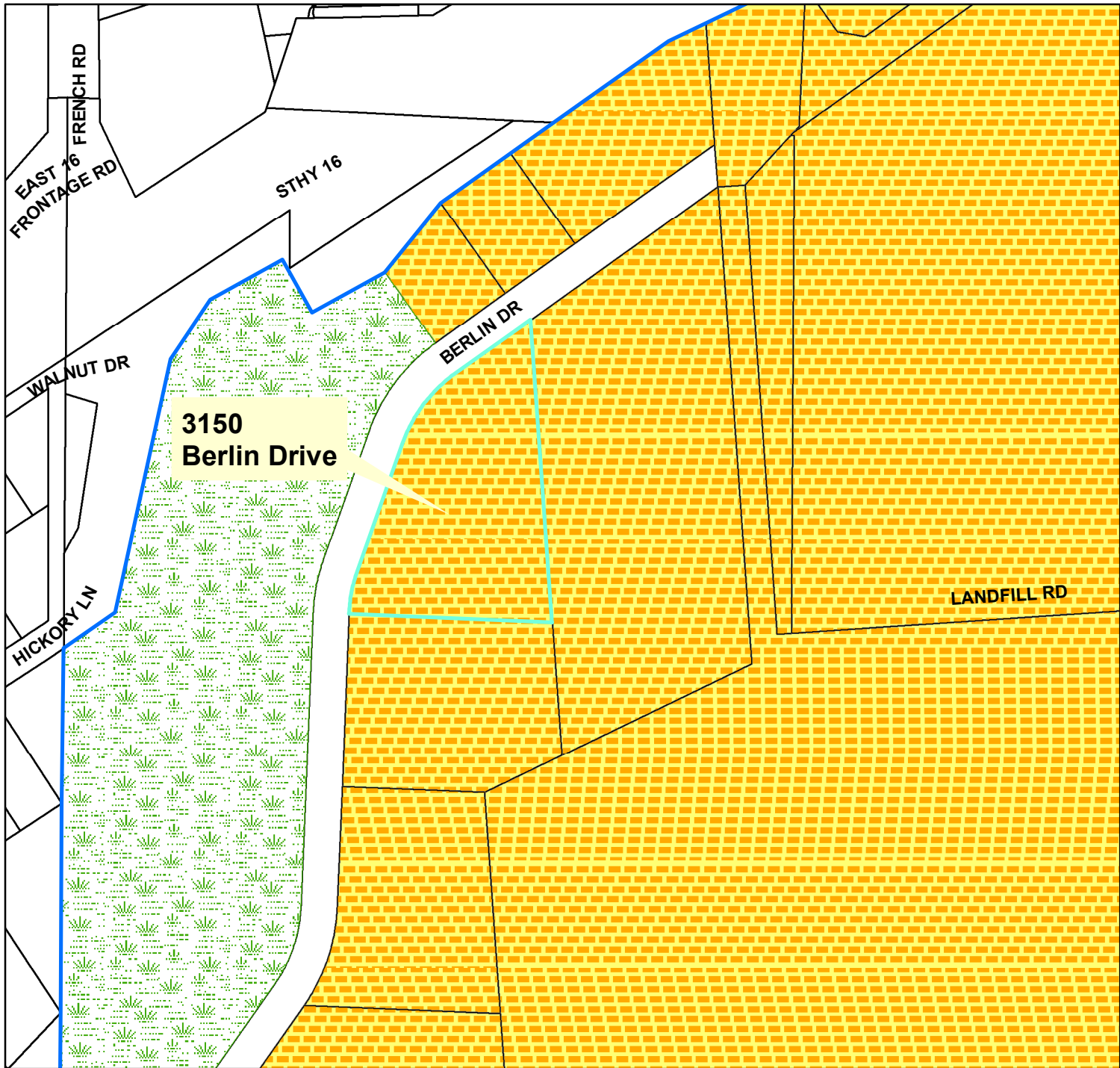


## BASIC ZONING DISTRICTS

	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
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	City Limits
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