

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 30, 2021**

Ø **AGENDA ITEM – 21-1252 (Andrea Trane)**

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

Ø **ROUTING:** CPC only

Ø **BACKGROUND INFORMATION:**

Justin and Heather Yahnke are purchasing lot 4, 0.64 acres in the International Business Park to relocate their business, Heavenly Crossroads Salon & Spa which is currently located at 2835 Darling Ct, La Crosse, due to the recent sale transaction of that property and the business owner's desire to expand the business. Their building plans are reviewed in accordance with the covenants of the International Business Park.

After review of the applicants plans to ensure compliance with the park's covenants staff had the following comments:

- 1) If there is to be exterior lighting, the applicant needs to submit an exterior lighting plan for approval.
- 2) Approval of the stormwater management plan is needed by the Engineering Department.
- 3) Applicant needs to submit a landscaping plan.
- 4) Applicant needs to address the parking screening landscaping and the effect the current plan will have on the vision corners needed for the driveway.
- 5) The driveway apron needs to meet City specifications.
- 6) The current plans for building materials/masonry is not in compliance with the covenants and needs to be rectified.
- 7) Sign plans were not included, and thus future plans for signage will need to be approved at a later date by the Plan Commission.

Ø **GENERAL LOCATION:**

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

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

The Wisconsin Land Purchase and Sale Contract was approved by the Council on 7/8/2021 as Resolution #21-0873.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

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

Ø **PLANNING RECOMMENDATION:**

After providing the above stated comments to the applicant staff was provided the following.

- 1) If there is to be exterior lighting, the applicant needs to submit an exterior lighting plan

for approval.

The applicant has stated that there are not any plans for exterior lighting at this time.

- 2) Approval of the stormwater management plan is needed by the Engineering Department.
The building plans are currently under review by the Engineering Department.

- 3) Applicant needs to submit a landscaping plan.

The applicant has stated that they will provide Planning staff a landscaping plan prior to the City Plan Commission meeting.

- 4) Applicant needs to address the parking screening landscaping and the effect the current plan will have on the vision corners needed for the driveway.

The applicant understood this concern and will address this in the landscaping plan.

- 5) The driveway apron needs to meet City specifications.

The applicant understood this and agreed to follow these specifications.

- 6) The current plans for building materials/masonry is not in line with the covenants and needs to be rectified.

The applicant stated they would share this with the building architect to have corrected, and updated plans will be provided to the Planning Department.

- 7) Sign plans were not included, and thus future plans for signage will need to be approved at a later date by the Plan Commission.

The applicant stated that they understood that any future signage would need Plan Commission approval.

Staff recommends approval of this item with the following conditions:

- 1) **If future exterior lighting is added, an exterior lighting plan will need to be approved by Planning Department staff.**
- 2) **A Building Permit may not be issued until the Engineering Department approves the stormwater management plan.**
- 3) **If not submitted prior to the City Plan Commission meeting, a Building Permit may not be issued until a Landscaping Plan is approved by Planning Department staff.**
- 4) **The driveway apron will meet City specifications.**
- 5) **If not submitted prior to the City Plan Commission meeting, a Building Permit may not be issued until the plans for the building's materials/masonry is approved by Planning Department staff.**
- 6) **Any future signage will need to be approved by the City Plan Commission.**

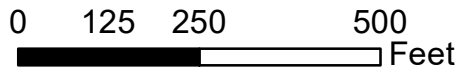


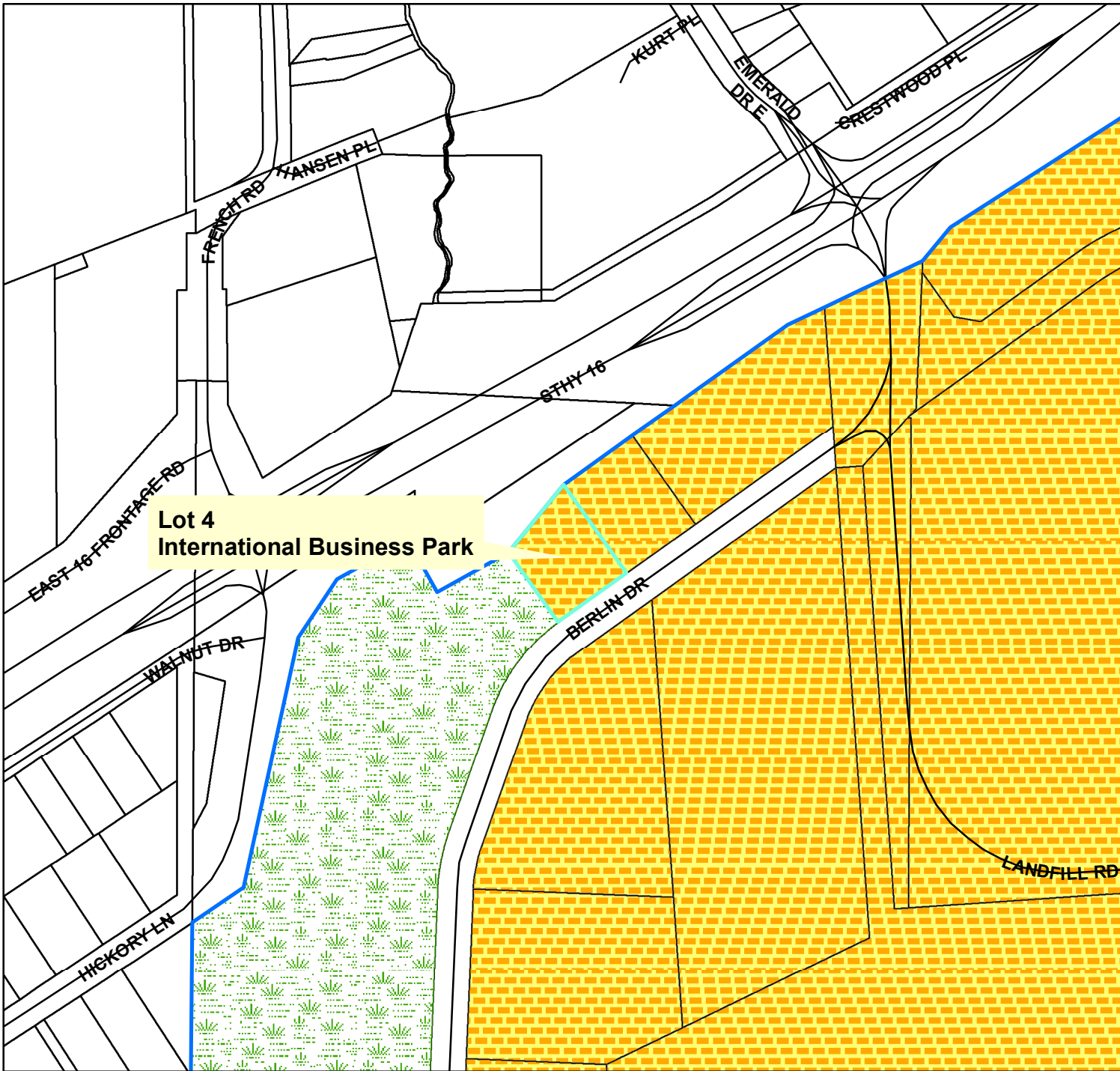
**Lot 4
International Business Park**

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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