

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 2, 2020**

Ø **AGENDA ITEM – 20-1435 (Tim Acklin)**

Review of plans for building expansion at 3132 Berlin Drive in the International Business Park (Dalco).

Ø **ROUTING:** CPC Only

Ø **BACKGROUND INFORMATION:**

The applicant (Dalco) has submitted plans to construct a 22,396sqft addition to their existing building on the property depicted in attached **MAP PC20-1435**. The addition will be used for additional warehouse space. The design and materials of the proposed addition will match the existing building. See attached plans for more information.

The proposed addition does meet all of the requirements in the International Business Park covenants except for off-street parking. The requirement for off-street parking is one (1) off-street passenger car parking space for each 1,100sqft of gross warehouse distribution area and one (1) for each 250sqft of office space.

Dalco currently has twenty (21) off-street parking spaces and meets the requirement for its existing building. The proposed addition requires an additional twenty (20) spaces for a total requirement of forty (40) on the site.

The proposed addition eliminates six (6) of the existing spaces and Dalco is requesting a waiver of replacing those six (6) spaces and having to provide the additional twenty (20). The IBP covenants do allow for the City Plan Commission to review/approve requests for exceptions to the off-street parking requirement.

Dalco states that they currently have 12 full time employees and will be hiring 2 more with the proposed addition for a total of 14 employees. They currently have no walk-in customer traffic and no employees park on the street. With the addition they will be reducing their parking to 14 off-street spaces and 1 handicapped parking space, which is enough for their employees.

Ø **GENERAL LOCATION:**

3132 Berlin Drive. (International Business Park)

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

N/A

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

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

Ø **PLANNING RECOMMENDATION:**

Staff has no concerns with the design and materials for the proposed addition. Additionally, staff has no concerns with their request to waive the off-street parking requirement.

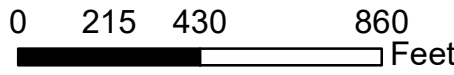
Staff recommends approval of this item with the following:

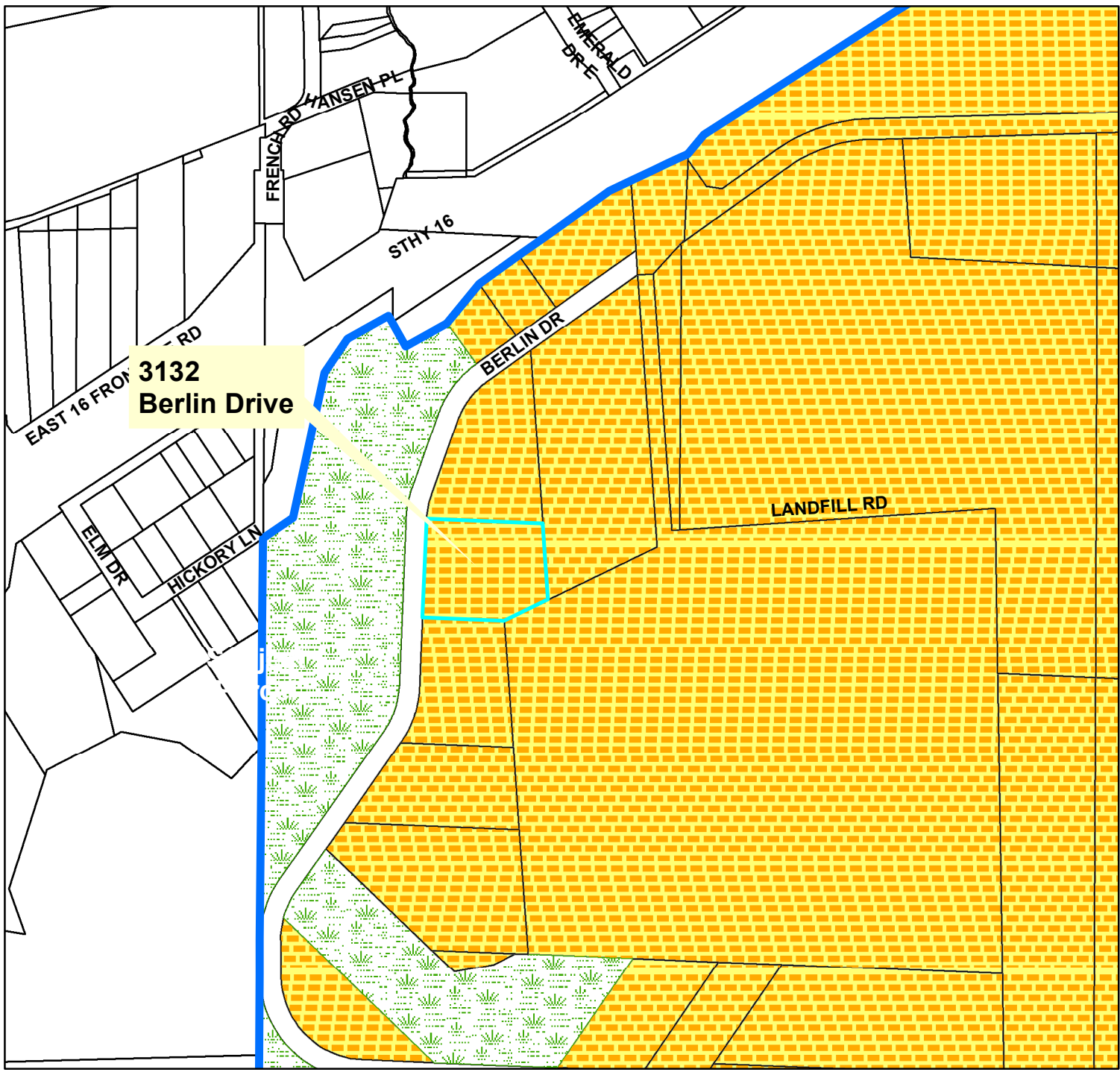
- 1) No employee parking is permitted on Berlin Drive.**
- 2) Should additional parking spaces be needed for additional employees, customers, etc., staff recommends the applicant must provide these spaces on the property in accordance with the IBP covenants and obtain approval from the Planning and Development Department.**



**3132
Berlin Drive**

**Subject
Parcel**





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

