

Agenda Item 22-0632 (Julie Emslie)

Review of updated plans allowing for additional parking for 3100 Berlin Drive, Lot 28 in International Business Park.

General Location

3100 Berlin Drive, Lot 28 in the International Business Park

Background Information

The property owner, Casey Weiss of Weiss Commercial Real Estate LLC, is requesting approval of the updated parking plans for a new building on 3100 Berlin Drive, Lot 28 in the International Business Park. At the August 2, 2021 meeting, the City Plan Commission approved building plans regarding the construction of a 134,000 sq ft industrial warehouse that would be leased to one or two large commercial tenants. Weiss now has a tenant prospect who has requested extra parking for semi-trailers. The tenant is a large local employer and would be using the building for distribution purposes.

This change is adding 31,278 SF of pavement on the NE side of the building. This would take the total impervious area from 250,041 SF to around 285,000 SF. This new amount would be 78% of the total site square footage, which falls under the 85% maximum developed area per the covenants. The paved area would follow all of the required setbacks per the covenants that were incorporated around the rest of the site.

Additionally, WisDOT has confirmed that the 50ft setback off of HWY 16 is not a WisDOT enforceable setback. However, the La Crosse County Highway Department does enforce a 50 ft setback along state highways. Section 17.06(5) of the La Crosse County Zoning Ordinance lists structures allowed within highway setbacks, and this includes (b) parking lots.

Recommendation of Other Boards and Commissions

The original building plans for this property were approved by the Plan Commission on 8/2/2021 as #21-1114.

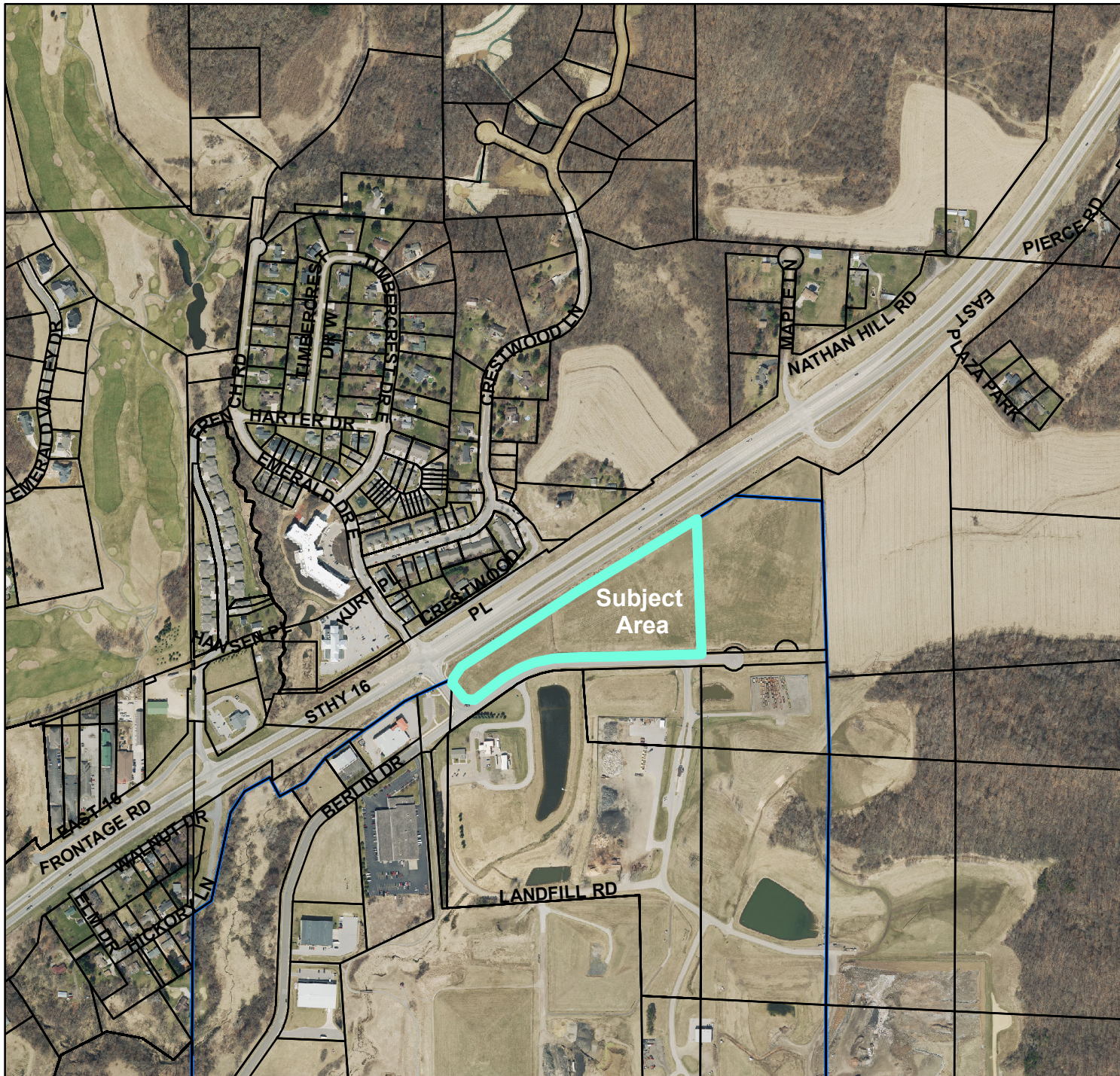
Consistency with Adopted Comprehensive Plan

Development of land within the City's Industrial and Business Parks is a major objective in the Economic Development Element of the City's Comprehensive Plan.















Staff Recommendation

This item is recommended for APPROVAL.

Routing CPC only



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

