

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 4, 2020**

➤ **AGENDA ITEM – 20-0550 (Jack Zabrowski)**

Request for Exception to Standards for Commercial Design by Trueline Inc., allowing for exception to first-floor facade window requirements for project at 604 2nd St. S.

➤ **ROUTING:** CPC 5/4/2020; J&A 5/5/2020

➤ **BACKGROUND INFORMATION:**

The applicant Trueline Inc. is requesting an exception to a commercial design standard, La Crosse municipal code Sec. 115-558(e) that requires first floor façade windows. The property is currently zoned Industrial and buildings in this district are not usually required to go through the design review process; however, a condition of the property sale, (Resolution 18-0932) required compliance with commercial design review standards.

Trueline Inc. would like to expand production capacity at their existing facility in downtown La Crosse. The applicant states that windows on the first floor would be inconsistent with the industrial use due to; risk of damage from falling snow, ice, and debris off the adjacent bridge, intellectual property rights, as the public can observe Trueline Inc.'s proprietary processes, and neighboring industrial buildings do not have windows in the first floor.

➤ **GENERAL LOCATION:**

604 2nd St. S. is between the Cass and Cameron St. bridges, it is currently a parking lot directly to the north of the existing Trueline Inc. facility at 612 2nd St S.

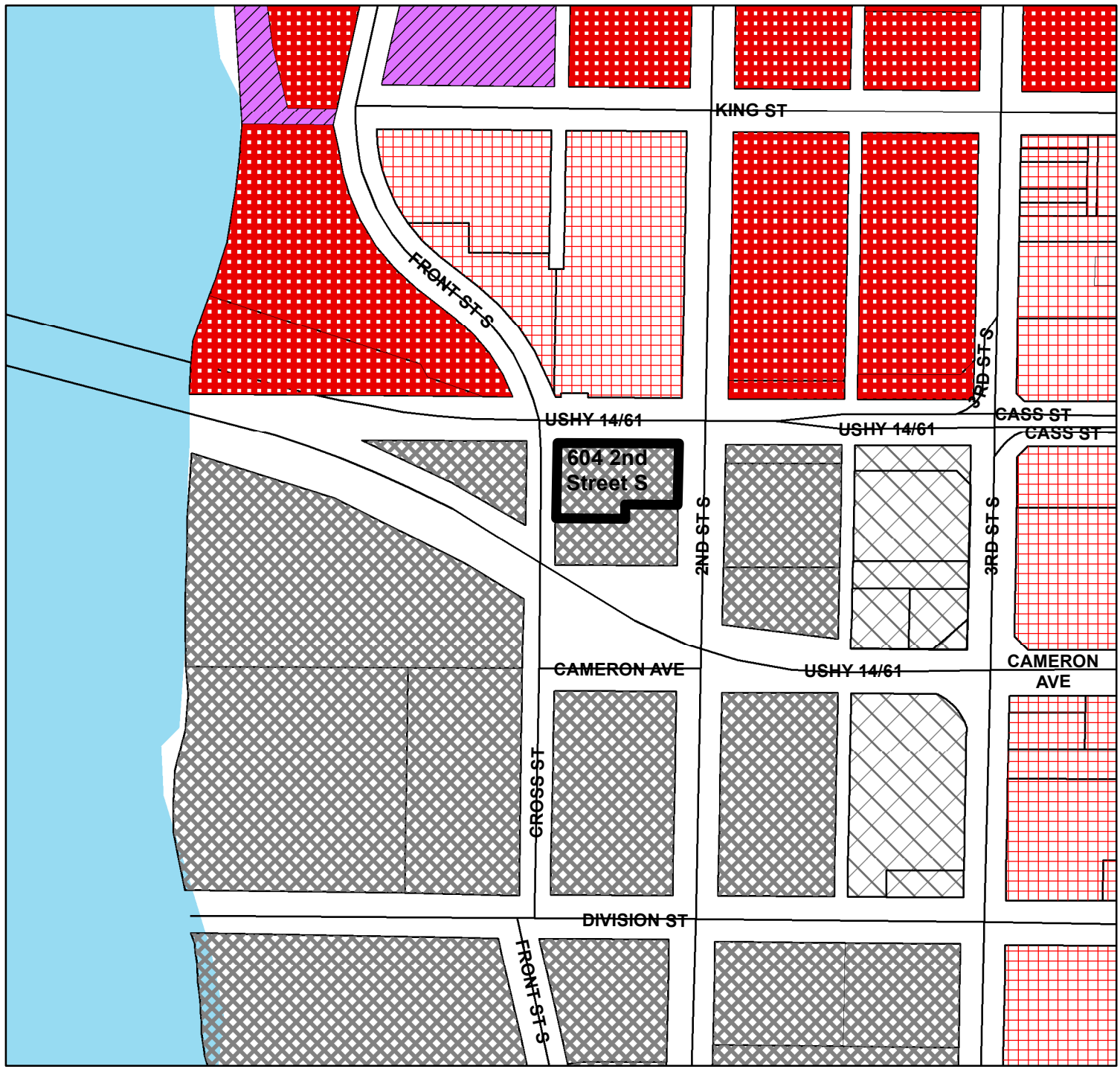
➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Expanding business in our Downtown would be consistent with the goals set forth in Confluence to promote the, "Downtown as an incubator for economic development". As the land to be used for expansion is currently a parking lot a higher land use would be of benefit. Granting of this exception would be consistent with our Comprehensive Plan.

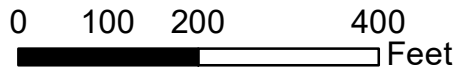
➤ **PLANNING RECOMMENDATION:**

Planning Staff recommend approval of the exception to Standards for Commercial Design requiring first-floor facade windows at Trueline Inc. at 604 2nd St. S.



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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