

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
June 4, 2018**

➤ **AGENDA ITEM – 18-0527 (Andrea Schnick)**

Resolution amending the Declaration of Protective Covenants at the International Business Park regarding landscaping requirement on Lot 22 – 2970 Luoyang Drive.

➤ **ROUTING:** J&A

➤ **BACKGROUND INFORMATION:**

Fiberpro, Inc., dba Advanced Fiber Products, has requested an amendment to the Declaration of Protective Covenants regarding the irrigation requirement on Lot 22.

The Plan Commission approved development plans (PC2012-09-20-01, September 20, 2012) and building expansion plans (15-0996, September 28, 2015) for Advanced Fiber with the condition that the irrigation requirement would be waived until a new building was construction. If the new building is not construction by September 2017, irrigation would need to be installed and if it was not, “failure to install irrigation shall be a zoning violation under the City’s PDD Ordinance.” The zoning code violation was released with approval of the Plan Commission and Common Council via 18-0526. In order to proceed with the building permit, however, this amendment needs to also pass.

The intent of this requirement in the Covenants is to ensure properly maintained greenspace for an attractive industrial park for other business park business owners and to discourage vacant land, understanding that vacant land is scarce . Advanced Fiber Products has submitted photos of their property being well kept without underground irrigation. They also intent to develop this property for expansion in the future but are unsure of a timeline.

An amendment change requires approval of 51% of the property owners, approval of the County Board, and approval of the City. To obtain 51% of the property owners’ approval, 14 votes are required. To date, they have received 14 votes (Habitat for Humanity (2), River States Truck & Trailer (6), FiberPro (3) DeBoer Pest Control (1), JJJ Properties/Stansfield (1), and Weiss Commercial Real Estate (1)). All votes are due by June 13, which is the day before the Council meeting. This resolution acts as the approval or denial of the City. The County’s Board of Public Works and Infrastructure will review this at their June 11 meeting and the County Board will have the final vote at their June 21 meeting.

➤ **GENERAL LOCATION:**

Lot 22 in the International Business Park. 2970 Luoyang Ave.

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

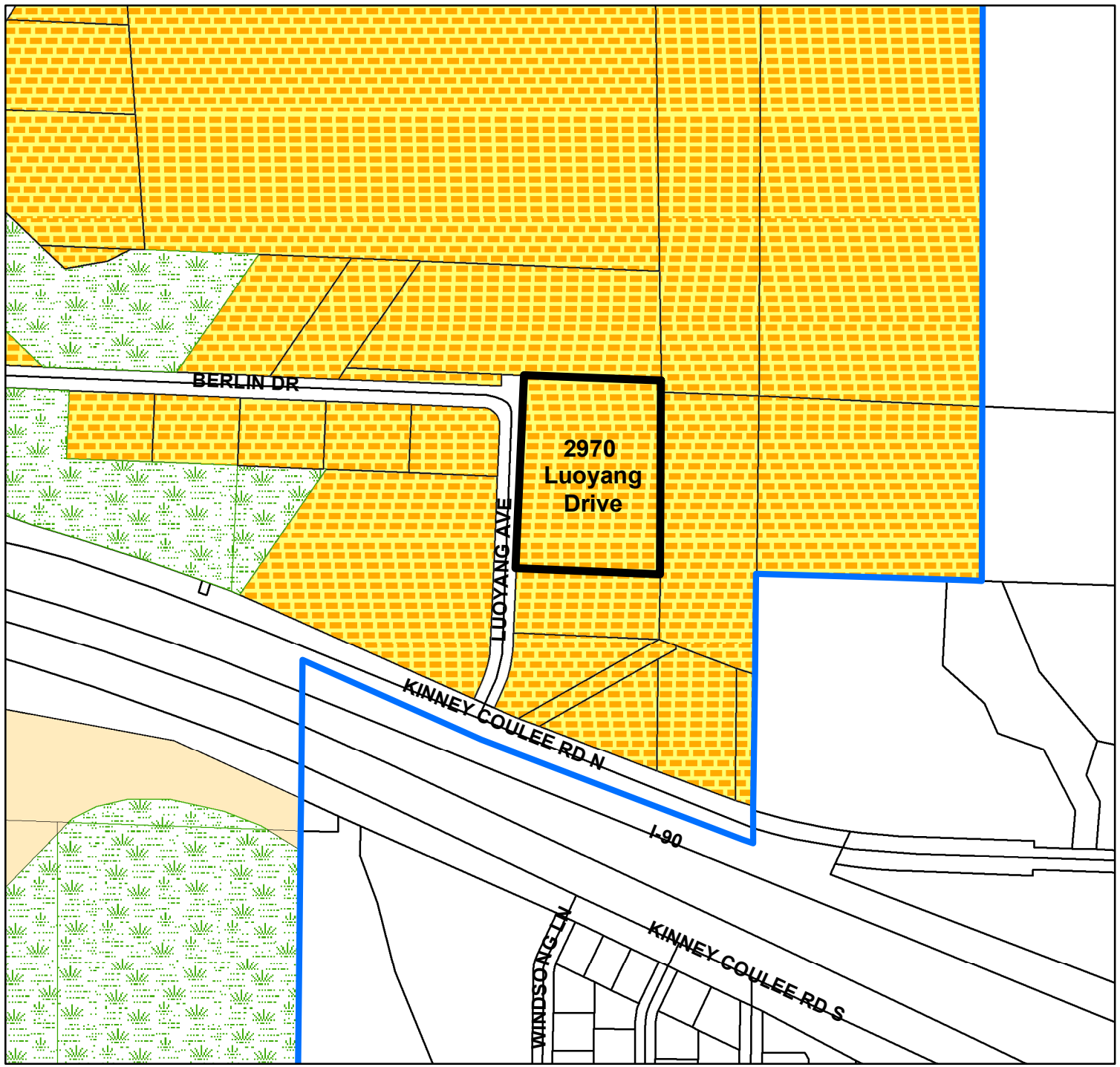
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

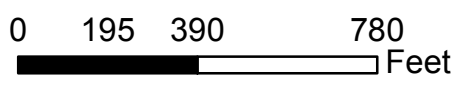
➤ **PLANNING RECOMMENDATION:**

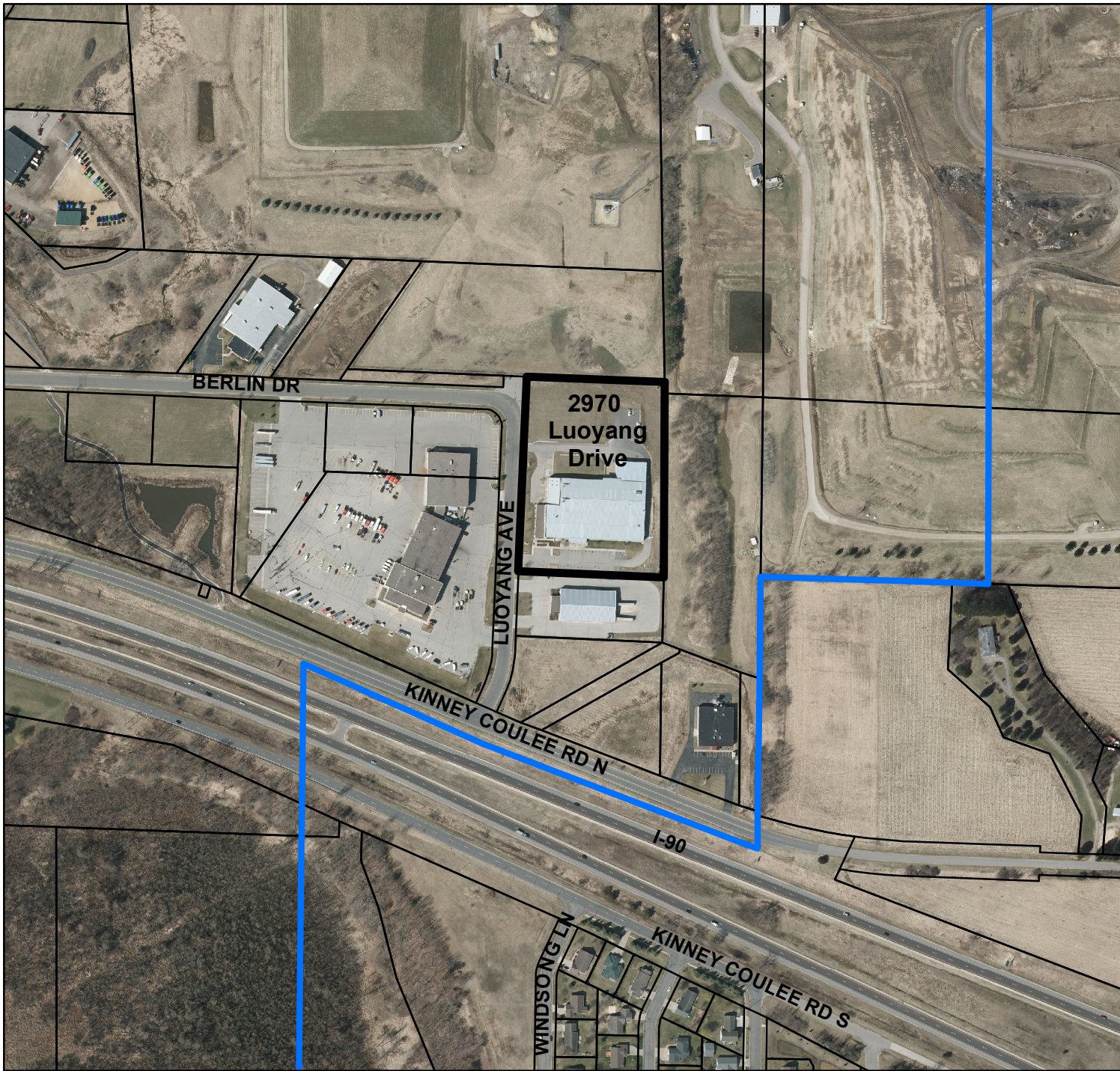
Planning Staff recommends approval. This approval is due to the future plans for Advanced Fiber Products, the commitment to continue to keep a well-maintained property, and the approval of other business park owners. The amendment must be approved by the Common Council on June 14 and La Crosse County Board at their June 21 meeting for final adoption and for the building permit to be issued otherwise the zoning violation will be reinstated.



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





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

