

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 3, 2020**

➤ **AGENDA ITEM – 20-0157 (Andrea Schnick)**

Review of plans for project at 3131 Commerce St in the Interstate Industrial Park (Torrance Casting).

➤ **ROUTING:** CPC only

➤ **BACKGROUND INFORMATION:**

Torrance Casting would like to install solar panels on their property in the Interstate Industrial Park. Working with Mathy Construction/Solar Connection, Inc., they originally looked at placing the array on the roof of the existing building but for several reasons (efficiency, snow/weather issues) it was decided to use the existing green space on the property instead.

The covenants state “4. No building or structure of any type shall be erected, placed or altered on any lot which will occupy more than forty (40) percent of the total area of said lot.” If combining the occupancy of the array and the main building, the total is 82,864 square feet which is 27% of the lot. Solar panels are required to meet the coverage standards in the covenants as they are considered a structure.

➤ **GENERAL LOCATION:**

Torrance Casting at 3131 Commerce St in the Interstate Industrial Park.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan encourages development in the Industrial Parks. It also addresses the implementation of solar energy standards with the following objectives:

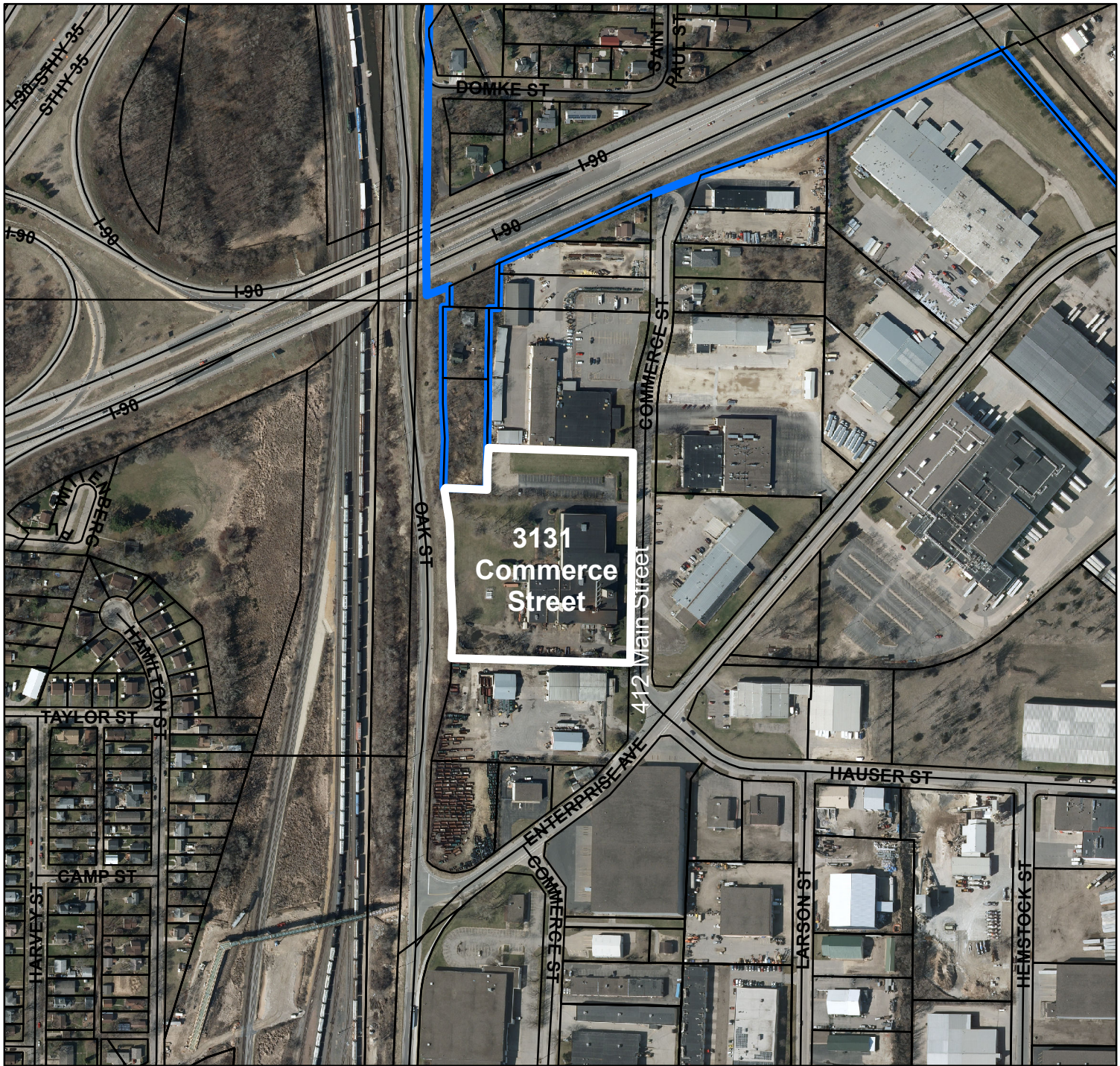
1. Safeguard and improve environmental features as a means of promoting sustainable urban development, revitalization, and quality of life.
2. Improve building and site design in residential, commercial, and industrial buildings to serve current and future generations.
3. Use “Smart Growth” strategies to maintain the City’s leadership role in regional and economic development.
4. Invest in system improvements strategically to ensure they are cost-effective.
5. Establish and maintain an open, fair planning and regulatory process that is consistent with other jurisdictions.

➤ **PLANNING RECOMMENDATION:**
























There are setback requirements in the covenants for a building: No part or portion of any building shall be erected, constructed, or extended nearer than twenty-five (25) feet to any rear lot line.” This project as proposed has a rear yard setback of 10 feet. In consultation with the Chief Building Inspector, it has been determined that solar panels do not need to meet the setback requirements in the covenants as they are not a building by definition. Solar panels however do need to meet the setback requirements per the zoning of the property, Heavy Industrial, which is 9 feet.


The covenants were approved in 1972 with the purpose of “preserving the value of the lots contained within the subdivisions as well as all lands located in the general vicinity of the subdivisions”. It is assumed that solar arrays were not a consideration when creating the requirements for covenants. We see this project as adding value to the Industrial Park and nearby properties.

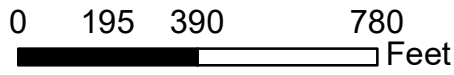
Planning Staff recommends approval of the plans.



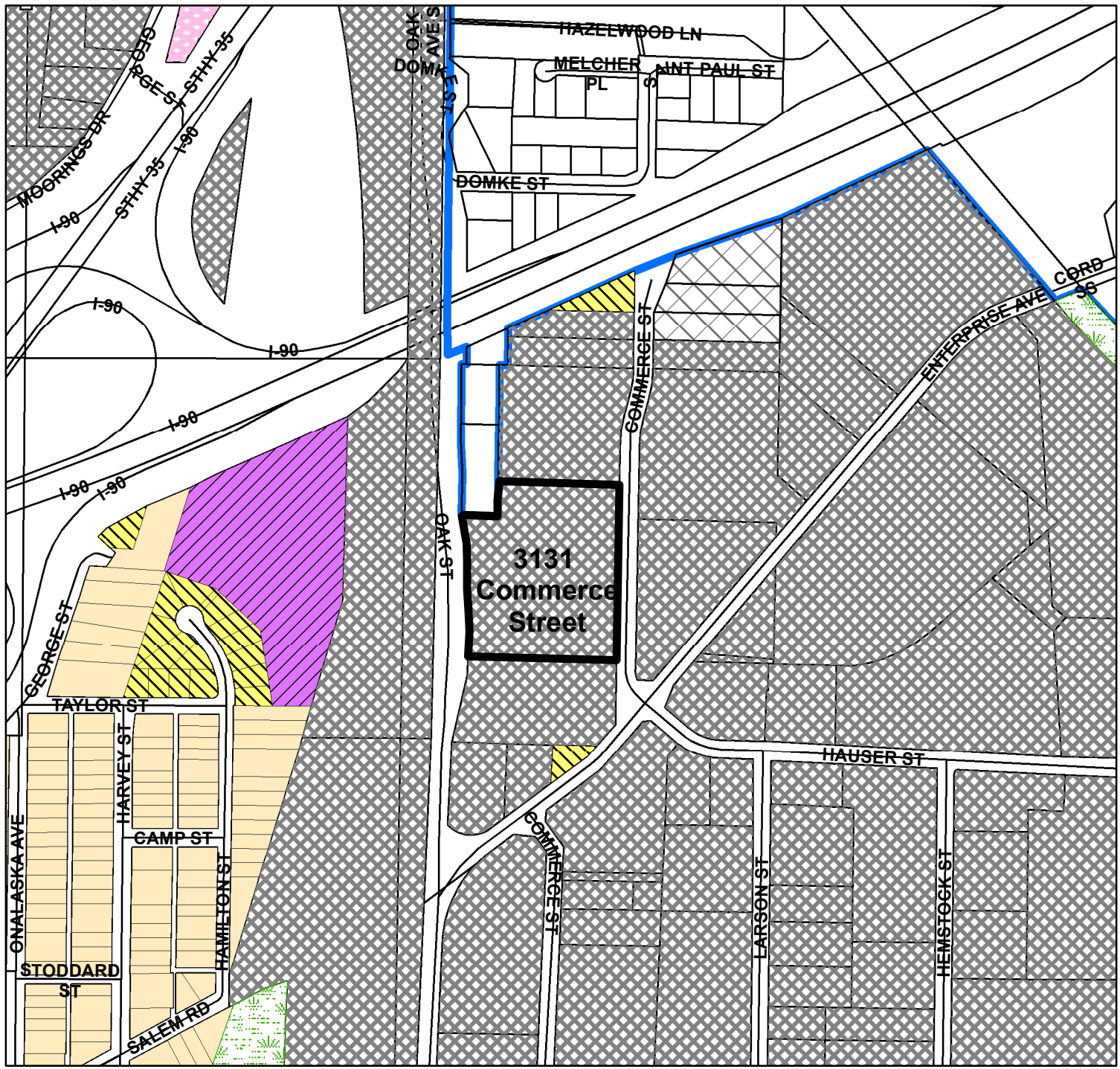
BASIC ZONING DISTRICTS

	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





PC20-0157



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