

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
September 28, 2015**

➤ **AGENDA ITEM - 15-0996 (Amy Peterson)**

Review plans for a Building Expansion of Advanced Fiber located at 2970 Louyang Avenue.

➤ **ROUTING:** CPC only

➤ **BACKGROUND INFORMATION:**

Advanced fiber Products is looking to expand their current facility by adding a 56x166' addition to the north side of the facility, move the loading docks, and add a 26x50' addition to the south side of the building. The additions will expand their shipping and receiving warehouse, add manufacturing lines and add a maintenance shop. The plans meet the parking and other requirements in the Park Covenants.

➤ **GENERAL LOCATION:**

South end of the International Business Park, across from River States Truck and Trailer. See attached **MAP PC15-0996.**

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This use is consistent with both the Comprehensive Plan and the Covenants at the International Business Park.

➤ **PLANNING RECOMMENDATION:**

**Planning staff recommends approval of these plans with the following conditions:**
























- **The 2012 condition on irrigation still holds - the irrigation requirement will be waived until such time as a new building is constructed. If another building is not constructed within five years (September 2017), irrigation shall be installed. Failure to install irrigation shall be a zoning violation under the City's PDD ordinance.**

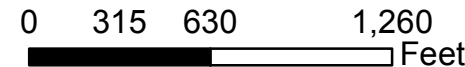




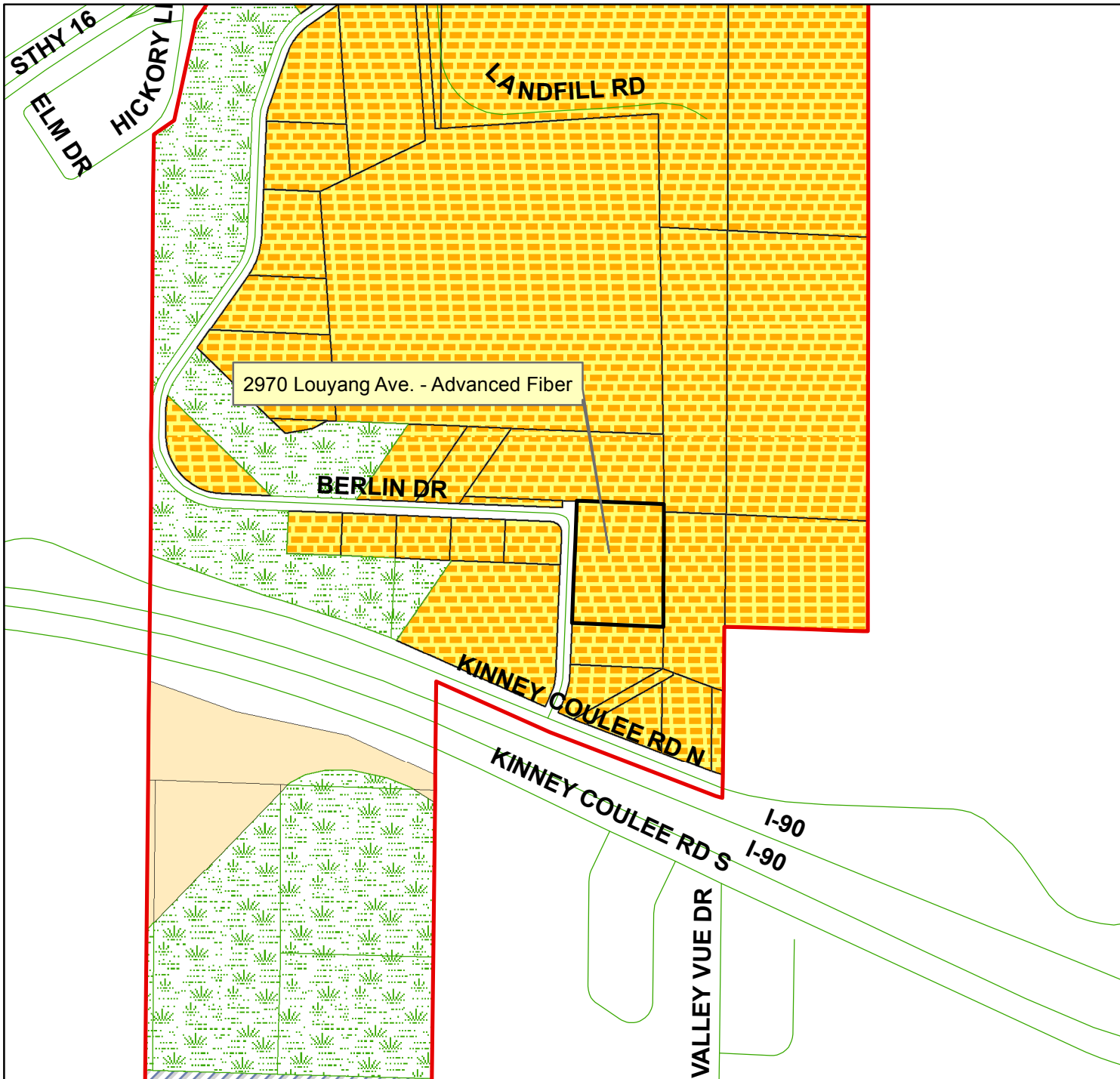
2970 Louyang Ave. - Advanced Fiber

# 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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