

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 1, 2021**

Ø **AGENDA ITEM – 21-0154 (Andrea Trane)**

Resolution authorizing Vacant Land Offer to Purchase for lot at 3150 Berlin Drive in the International Business Park with Acquisition Realty & Dev., LLC.

Ø **ROUTING:** F&P 3.4.2021

Ø **BACKGROUND INFORMATION:**

Acquisition Realty & Development is interested in purchasing the property at 3150 Berlin Drive, also known as Lot 4, in the International Business Park for the relocation of Airgas, which is currently at 1007 Monitor Street in La Crosse.

Airgas is a distributor of industrial, medical and specialty gases as well as a product line of safety products, welding equipment, specialty tools, and MRO products. They will warehouse various types and sizes of cylinder gases (Medical, Industrial and Specialty) at the proposed location, similar to the current facility. The cylinder gases will comply with all NFPA, municipal, and regulatory guidelines. The cylinders gases are packaged at another Airgas facility and trucked in weekly to meet customer demands and the facility route trucks will distribute to customers in and around the La Crosse area.

Per the covenants as a precluded use:

No nuisance or offensive or noxious odors, lighting, fumes, dust, smoke, noise, vibration, pollution, glare or other nuisance, or hazardous uses by reason of excessive danger of fire or explosion shall be permitted in the Park. Determinations of nuisance shall be made by the City of La Crosse Common Council upon the basis of written complaint or on its own initiative. Standards for nuisance or offensive and noxious use shall be those of the City of La Crosse, La Crosse County, State of Wisconsin, or the Federal Government. Such offensive uses shall be measured at the property line as it would adversely affect adjacent operations or land use.

According to Airgas, they are a storage location used for distribution and there is no noise, smell, smoke, etc. associated with the storage of products. They will use the same bunker as at the current location, which will be 30' from the property line on one side and 46' from the other.

Final design plans, including storage, would be reviewed by the Plan Commission and may require state approval. As long as building and control areas are designed to accommodate the use and protection of that use, their development is supported.

Ø **GENERAL LOCATION:**

3150 Berlin Drive, Lot 4, International Business Park, Council District 2.

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Development in the industrial parks is encouraged in the Comprehensive Plan.

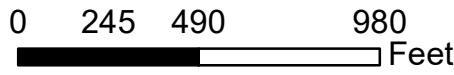
Ø **PLANNING RECOMMENDATION:**

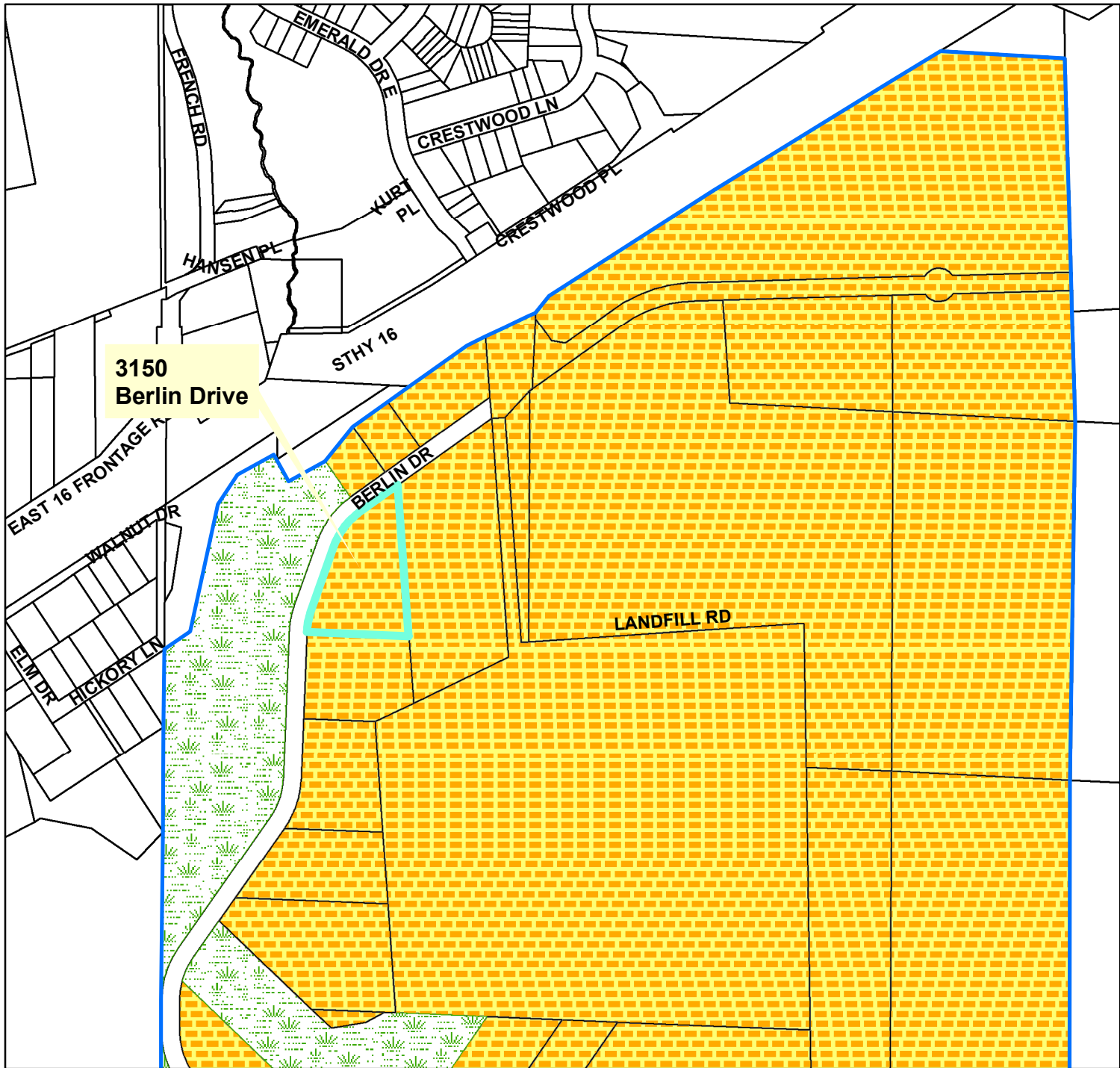
Planning staff recommend approval. Buyer acknowledges property is subject to the covenants of the International Business Park. Staff will closely involve the Fire Department in review of the future building plans to make sure there is no excessive danger of fire or explosion associated with the development.



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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