

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 3, 2014**

➤ **AGENDA ITEM – PC2014-02-03-03**

Review of Plans for a new addition for Agropur located at 2340 Enterprise Avenue.

➤ **ROUTING: CPC Only**

➤ **BACKGROUND INFORMATION:**

Agropur Ingredients (Main Street Ingredients LLC) will be constructing a 34,190 ft² addition located at the north east side of the existing building depicted on attached **MAP PC2014-02-03-03**. The Interstate Business Park Covenants require a setback of fifty (50) feet from the front lot line and ten (10) feet from side lots, as well as decorative masonry for areas of the façade facing the street. The attached site plan and aerial photo show that the addition will be located approximately four hundred (400) feet from Enterprise Avenue and approximately thirty (30) feet from the side lot. The exterior portion of the building, facing the street, will be constructed of prestressed concrete wall panels. The concrete panels appear to match the masonry material used on the existing building which is located approximately two hundred (200) feet from Enterprise Avenue. The façade of the addition will also include of a loading dock consisting of seven (7) loading doors for semi-truck trailers.

From the street view, the addition's facade will be substantially masked by the existing building to its west and by a row of trees/shrubbery on the addition's eastside. The addition will not encroach on the existing green space facing the street, and it will be nor will it increase storm water runoff since the addition will replace existing asphalt pavement.

➤ **GENERAL LOCATION:**

2340 Enterprise Avenue, directly west of the Great River State Trail

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

N/A

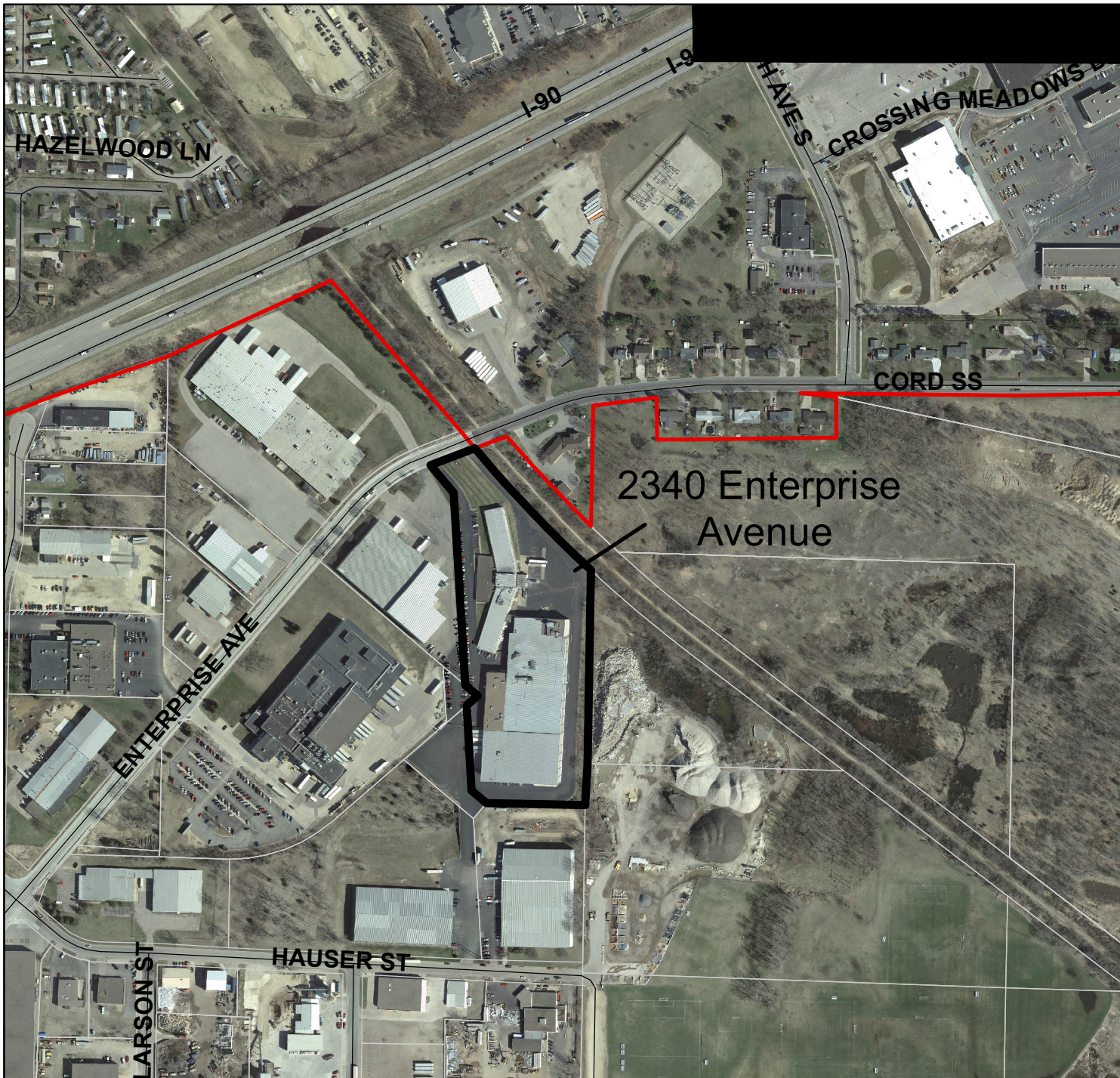
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A
























➤ **PLANNING RECOMMENDATION:**

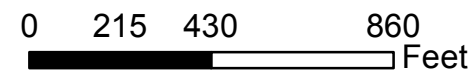
The covenants were written with the intent to maintain the value of existing buildings within the industrial park by requiring certain façade, landscaping, parking, and setback standards. The dimensions of this parcel are somewhat irregular which may explain why the front of the building does not meet with the street squarely. The addition can be viewed from the street, prompting decorative masonry. The proposed concrete panels may not be considered as decorative material, but with respect to the existing building, the proposed addition is located in the rear. Combining the four hundred (400) foot distance from the street and the narrow view shed, the material would not negatively impact the value of surrounding structures. **This item is recommended for approval.**

PC2014-02-03-03



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

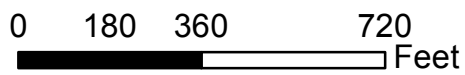


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