

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 4, 2019**

➤ **AGENDA ITEM – 19-0233 (Tim Acklin)**

Review of plans for addition at 2930 Airport Rd in the Airport Industrial Park (Performance Elite Gymnastics).

➤ **ROUTING:** CPC ONLY

➤ **BACKGROUND INFORMATION:**

Performance Elite Gymnastics (PEG) Enterprises. LLC is proposing to build a 60ft x 100ft addition to their existing building on the property depicted on attached **MAP PC 19-0233**. The applicant purchased the property in 2016 and has converted the existing building into gymnastics training and performance venue. The addition will allow them additional space to expand their training programs and add additional classes. It will also allow them to hold meets while still providing classes rather than cancelling them due to space needs.

Plans are attached to the Legislation.

➤ **GENERAL LOCATION:**

2930 Airport Road. in the Airport Industrial Park

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

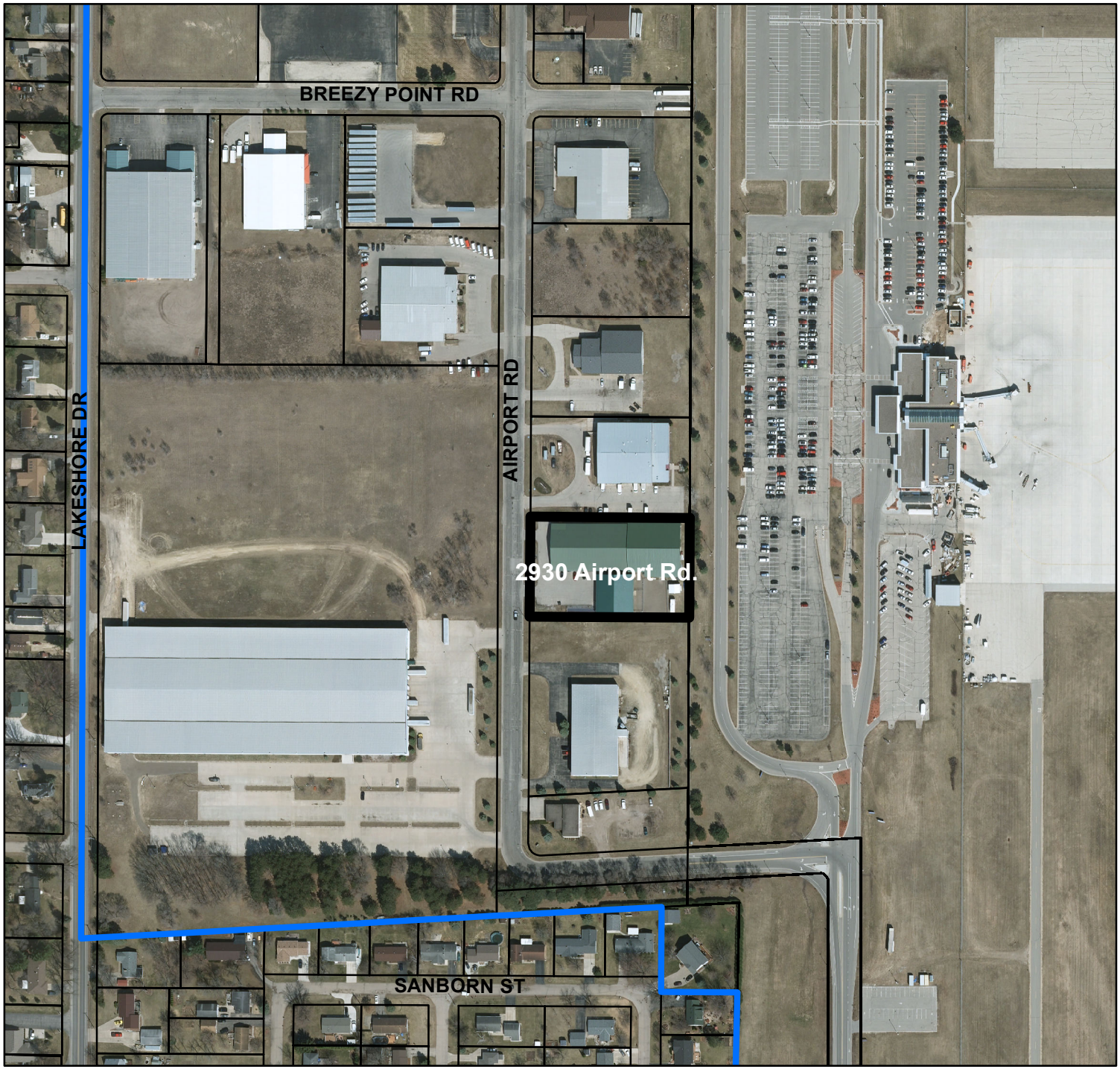
N/A

➤ **PLANNING RECOMMENDATION:**

The applicant has been working with staff to meet the design requirements stated in the Airport Industrial Park covenants, specifically the side and rear yard setbacks and the requirement that the building cannot cover more than 40% of the lot. The proposed addition will meet the 10ft side yard requirement, though the existing addition located to the west does not. The new addition will not meet the 25ft rear yard requirement. It is proposed at a setback of 5ft. The existing main building is only at a setback of 15 ½ feet. With the addition, the building will cover approximately 56% of the lot; however, the existing building already covers 47% of the lot. The exterior materials will match the existing buildings. The roof pitch is different due to the building's type of construction.

Even though the addition will not meet the rear yard setback and lot coverage requirements the existing building does not meet them either which was approved by the

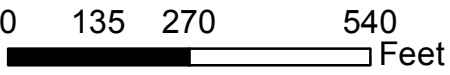
City Plan Commission several years ago. Staff is not concerned about these issues. While the design is slightly different from the existing buildings, the exterior materials will be the same and it will be hidden from Airport Road. **This item is recommended for approval.**

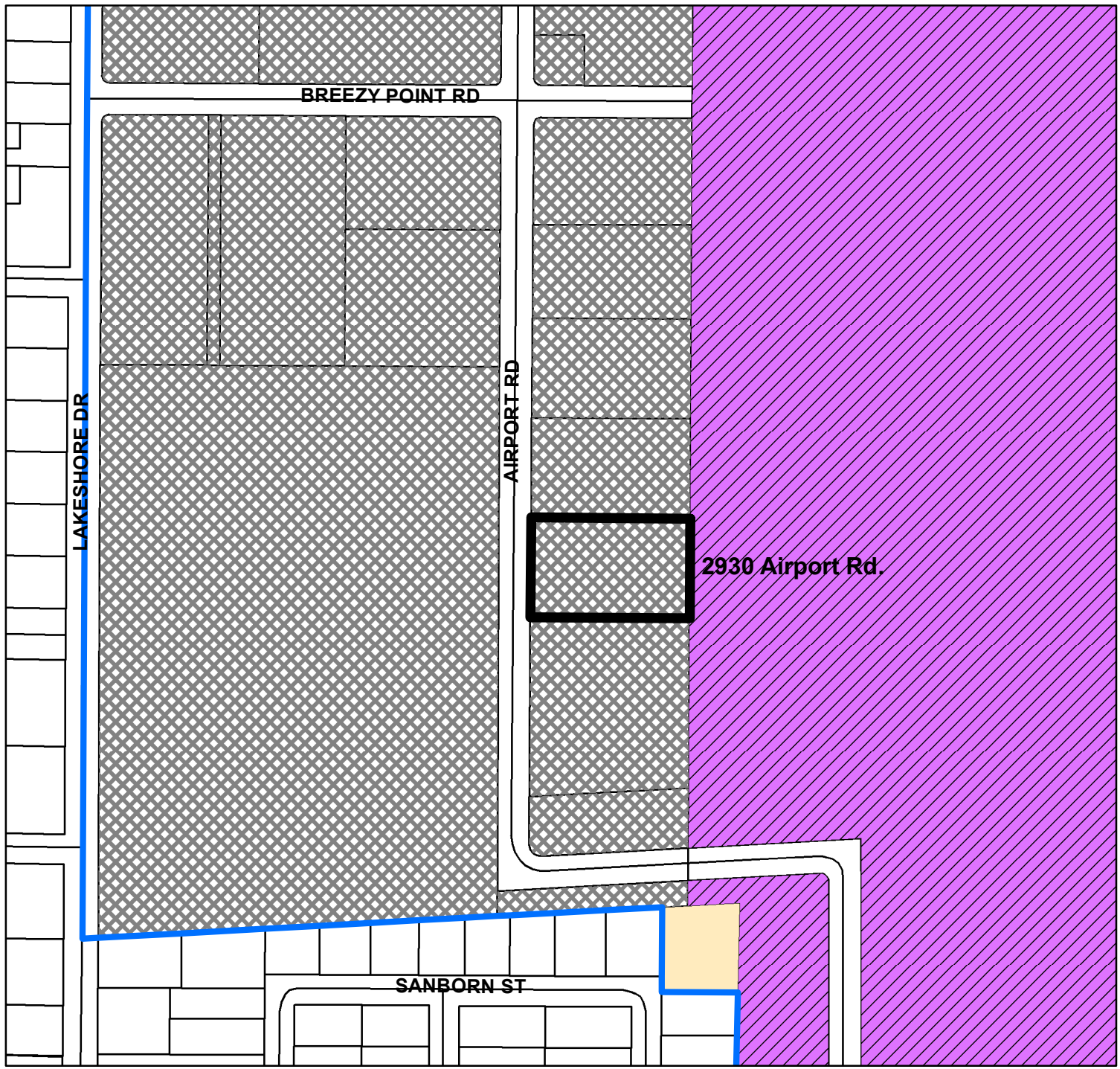


BASIC ZONING DISTRICTS

	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
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	City Limits
	SUBJECT PROPERTY







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