

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

Ø **AGENDA ITEM – 21-0267 (Tim Acklin)**

Review of plans for site/building renovations for the property located at 3003 Airport Road in the Airport Industrial Park.

Ø **ROUTING:** CPC only

Ø **BACKGROUND INFORMATION:**

The applicant is requested approval for several proposed improvements to the property. No changes or renovations are being proposed for the exterior of the building. The applicant is proposing the following:

- 1) Replace existing areas of pavement with heavier asphalt pavement
- 2) Remove existing greenspace and trees for new heavier asphalt pavement for drive aisles, loading areas, and staging areas.
- 3) Installation of a large canopy to the north of the building over a new loading area.
- 4) Installation of mechanical equipment along the east side of the building.
- 5) Installation of signage, including two “monument” signs.

See attached plans or more information.

Ø **GENERAL LOCATION:**

3003 Airport Road in the Airport Industrial Park.

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Redevelopment and recycling of property should be an element of the City’s economic development program in the Comprehensive Plan.

Ø **PLANNING RECOMMENDATION:**

After reviewing the applicant’s proposed plans staff has found them to follow the Airport Industrial Park’s covenants, despite the fact that much of the remaining greenspace and trees are being removed. Staff is requiring that the applicant’s proposed “monument” signs meet the City’s Sign Code. The design of the proposed signs does not meet the City’s definition of a monument sign and will need to be revised. Staff has spoken with the project manager of this project and he has agreed to make those changes. **Staff recommends approval of this item with the revision to the proposed**

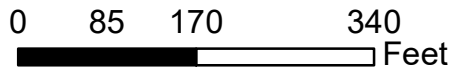
signage to meet Municipal Code.



3003
Airport Road

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

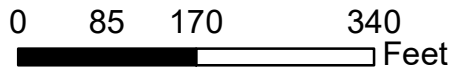


**PC21-0249 &
PC21-0267**



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