

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
August 2, 2021**

Ø **AGENDA ITEM – 21-1114 (Tim Acklin/Julie Emslie)**

Review of Plans for Weiss Commercial Real Estate Warehouse in International Business Park (3100 Berlin Drive).

Ø **ROUTING:** CPC only

Ø **BACKGROUND INFORMATION:**

The applicant, Casey Weiss of Weiss Commercial Real Estate LLC, is requesting review and approval of the plans for a new building on the property depicted on attached **MAP PC21-1114**. The applicant is proposing to construct a 134,000sqft industrial warehouse that would be leased to one or two large commercial tenants. The applicant has indicated that there is an interest for buildings of this type and have leased a variety of similar spaces in their other buildings in the La Crosse area. The applicant anticipates tenants to most likely use the building for distribution purposes, but the building would be set up to allow for light/high-tech manufacturing.

After review of the applicants plans to ensure compliance with the park's covenants staff had the following comments:

- 1) Approval of the stormwater management plan is needed by the Utilities Department.
- 2) Applicant needs to submit a Lighting Plan for the site for approval.
- 3) Applicant is short eight (8) parking spaces.
- 4) Applicant needed to provide the calculation of the landscape areas as a percent of the square footage of the whole lot in order to meet the requirement.
- 5) Any signage that pertains to future tenants will need to be approved by the City Plan Commission.

The applicant currently has an approved Offer to Purchase with the City for the subject parcel.

Ø **GENERAL LOCATION:**

3100 Berlin Drive in the International Business Park.

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

The Letter of Intent for the purchase of this property was approved by the Council on 2/11/21 as #21-0086.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Development of land within the City's Industrial and Business Parks is a major objective in the Economic Development Element of the City's Comprehensive Plan.

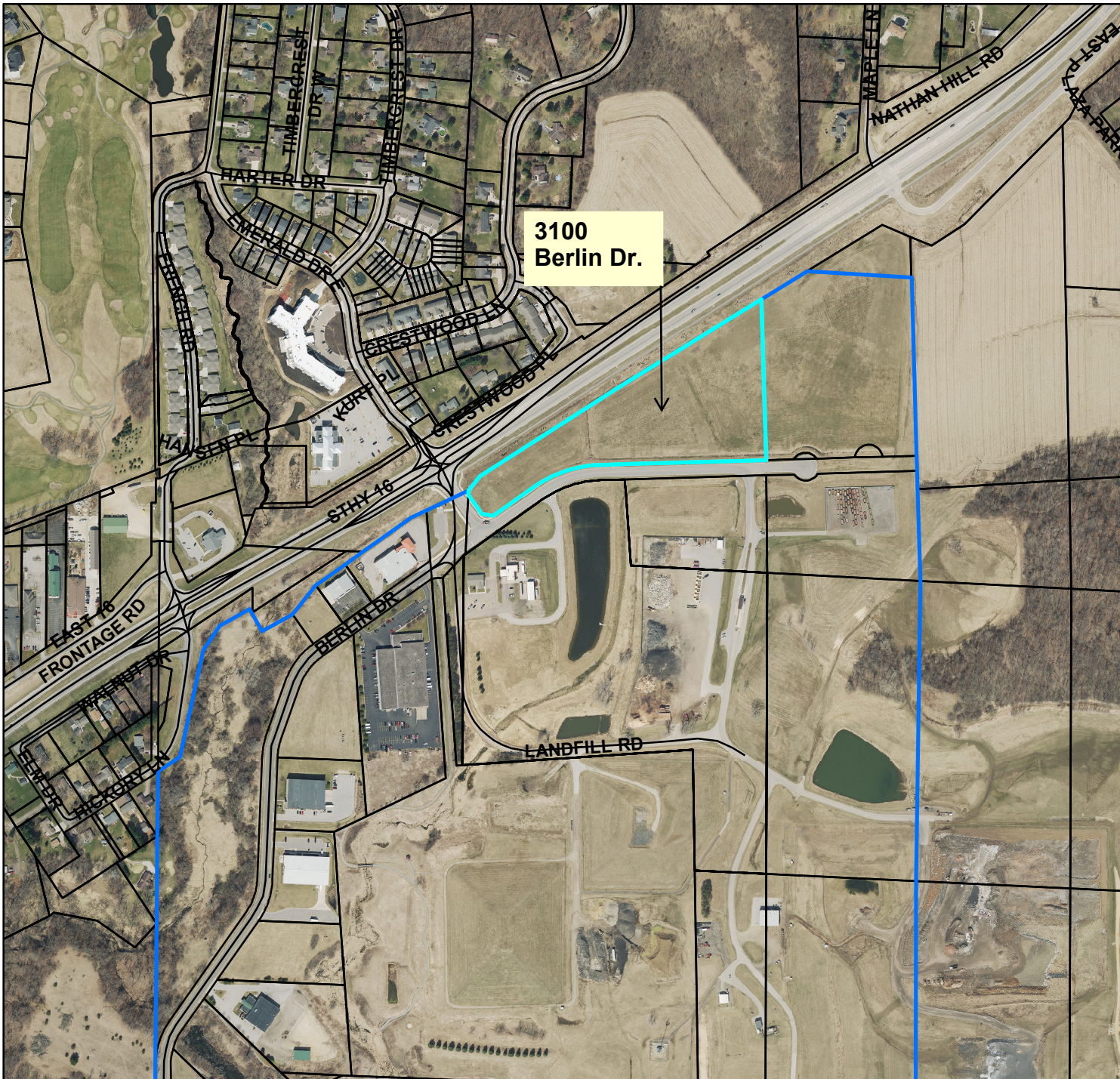
Ø **PLANNING RECOMMENDATION:**

After providing the above stated comments to the applicant staff was provided the following.

- 1) Approval of the stormwater management plan is needed by the Utilities Department.
Staff is working with the applicant and La Crosse County staff to ensure that the stormwater management plan meets the requirements stated in the intergovernmental government agreement between the City and County when the City purchased the land from the County.
- 2) Applicant needs to submit a Lighting Plan for the site for approval.
The applicant has stated that they intend to put together a Lighting Plan for the site and have it submitted to the Planning Department prior to the City Plan Commission Meeting.
- 3) Applicant is short eight (8) parking spaces.
The applicant has stated that they do not believe they will have the demand for the parking numbers outlined in the covenants, although they tried to meet the requirement. They state that if the use is distribution, there are simply fewer people on site because the building is devoted mainly to pallets and racking. If it is manufacturing the applicant states that their experience has led to a decrease in parking demand as facilities have become more reliant on equipment and automation. That being said the applicant has stated that, if needed, based on tenant use, they could add the remaining spaces by using a different striping plan. Otherwise, they would like to request that the Plan Commission approve the parking plan as submitted short the eight spaces, which is an allowed request according to the covenants.
- 4) Applicant needed to provide the calculation of the landscape areas as a percent of the square footage of the whole lot in order to meet the requirement.
The applicant provided this calculation which met the requirement.
- 5) Any signage that pertains to future tenants will need to be approved by the City Plan Commission.
The applicant stated that they understood that any future signage would need Plan Commission approval.

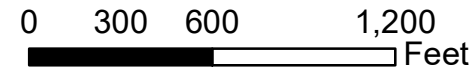
Staff recommends approval of this item with the following conditions:

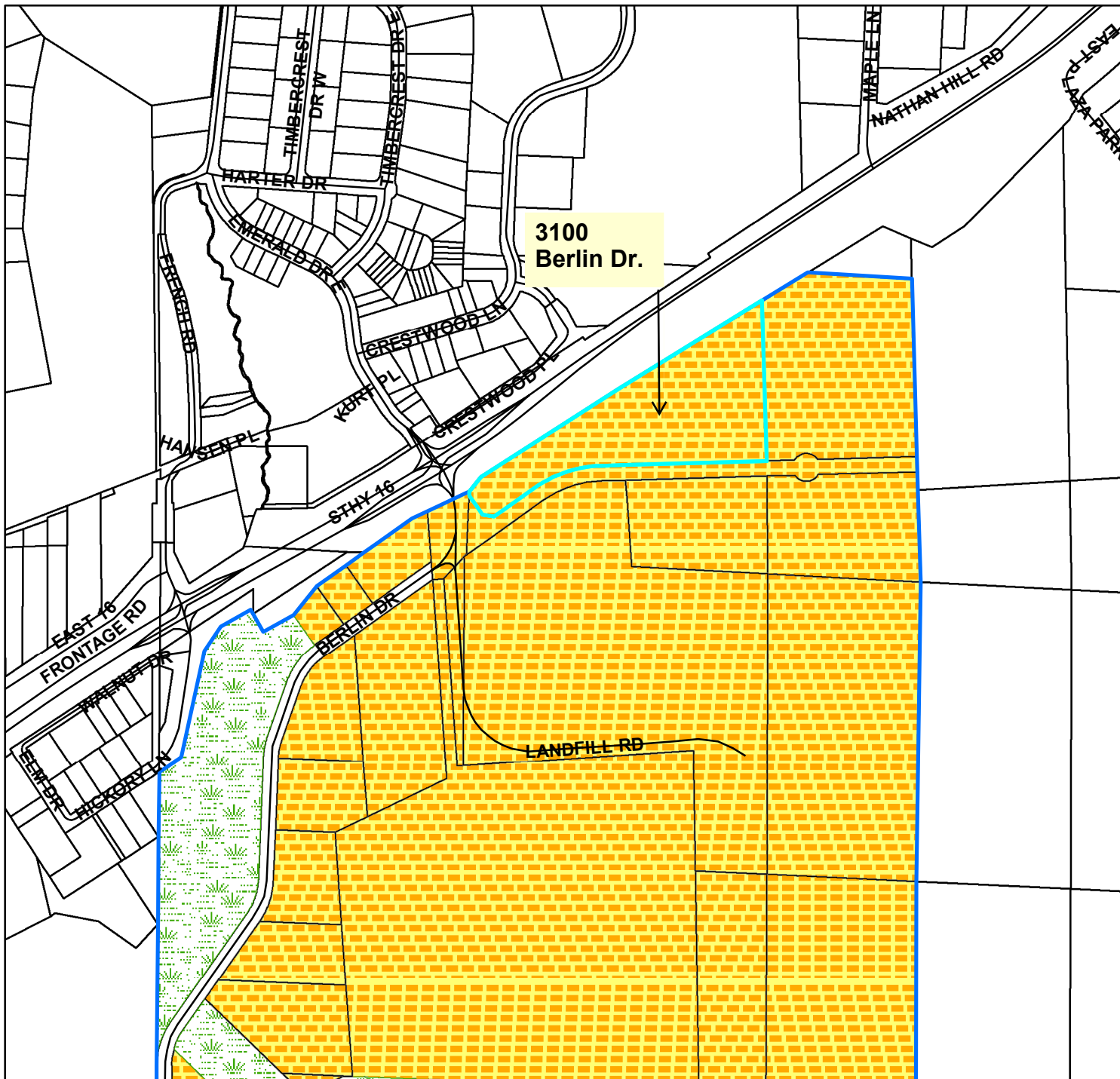
- 1) **A Building Permit may not be issued until the Utilities Department approves the stormwater management plan.**
- 2) **If not submitted prior to the City Plan Commission meeting, a Building Permit may not be issued until a Lighting Plan is approved by Planning and Engineering Department staff.**
- 3) **The applicant's parking lot plan is approved as submitted.**
- 4) **Any signage that pertains to future tenants will need to be approved by the City Plan Commission.**



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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