CITY OF LA CROSSE, WISCONSIN CITY PLAN COMMISSION REPORT June 29, 2020

➤ AGENDA ITEM - 20-0846 (Lewis Kuhlman)

Review of plans for Site Improvements for Torrance Casting, located at 3131 Commerce Street, in the Interstate Industrial Park.

ROUTING: Plan Commission Only

▶ BACKGROUND INFORMATION:

The Interstate Industrial Park covenants require that any improvements must have a site plan, landscape plan, building plan, and specifications approved by the Planning Commission. The building owner would like to shift a driveway south and add a gate to it, replace a fence with a wall, and do some paving. The comparable regulations for a wall and gate would be the fence requirements of the covenants and zoning code Sec. 115-398. While the covenants supersede the zoning code, guidance from the code would apply when not covered in the covenants. The plan for landscaping is just to seed with grass.

The covenants require the wall be decorative masonry so it has a nice appearance. Concrete block is not considered decorative masonry, but may be used if it is painted and has a decorative treatment. The proposed wall will be painted and match the existing concrete block wall. Decorations or different materials may clash with the existing wall and look poor in appearance.

Barbed wire is not covered in the covenants. In the zoning code, barbed wire may be used if the devices securing the barbed wire to the fence are ten feet above grade and project toward the fenced property and away from public area. While the wall varies from nine to ten feet above grade, the barbed wire would have to be ten feet.

The covenants do not allow wire (chain link) fences due to their poor appearance. However, chain link fences with slats have been allowed in the industrial park elsewhere. Applicant is considering coated chain link fences to improve the appearance further.

➢ GENERAL LOCATION:

Just northwest of the intersection of Commerce St. and Enterprise Ave, as depicted in MAP 20-0846.

➤ RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:

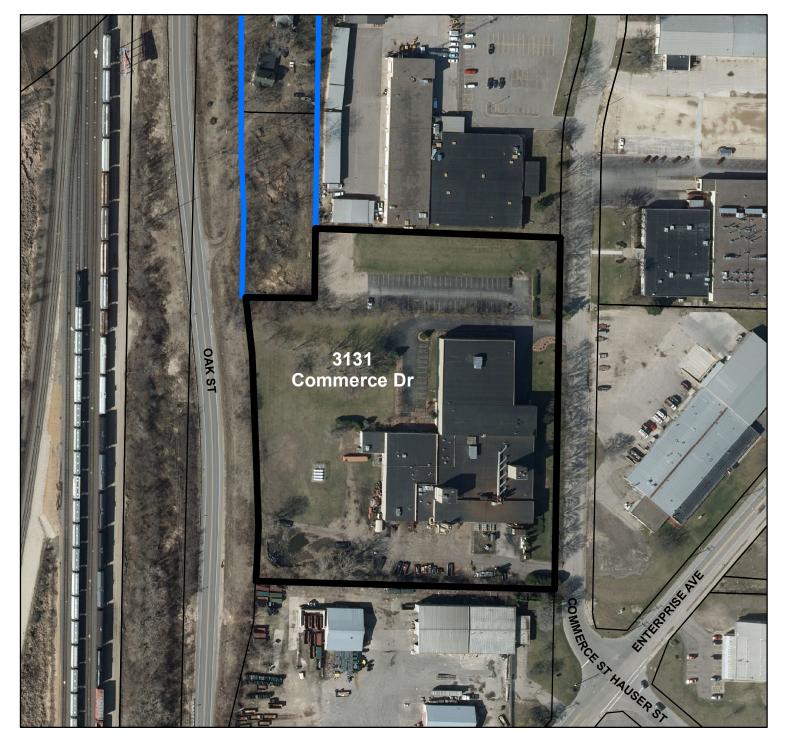
None.

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:

The Comprehensive Plan does not cover design standards for industrial parks.

PLANNING RECOMMENDATION:

Approval with conditions – Slats have improved the appearance of chain link fences enough to be approved elsewhere in the industrial park and a consistent wall face would be better in appearance to a decorated block wall next to the existing plain block wall. The applicant must get a fence permit for the barbed wire, but the other improvements may proceed independent of that 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

EA - EXCLUSIVE AG

City Limits

SUBJECT PROPERTY



0 75 150 300 Feet