

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
May 3, 2021**

Ø **AGENDA ITEM – 21-0597 (Jack Zabrowski)**

Review of plans for building addition and other site alterations at 3131 Commerce Street in the Interstate Industrial Park (Torrance Casting).

Ø **ROUTING:** CPC only

Ø **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. Torrance Casting would like to gain Plan Commission approval of the following alterations to their existing facility;

- Construct a new access drive to Oak Street
- Two new additions to the north portion of the building. (see attached plans)
- Additional stormwater improvements to accommodate the new additions
- Miscellaneous pavement additions to accommodate expansion

The proposed expansion plan was created by DBS Group for Torrance Casting and is compliant with the Interstate Industrial Park Covenants; site restrictions, setbacks, and stormwater drainage and erosion control. The proposed additions would be clad in the same treatment materials as the previously approved building.

Ø **GENERAL LOCATION:**

3131 Commerce Street in the Interstate Industrial Park

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

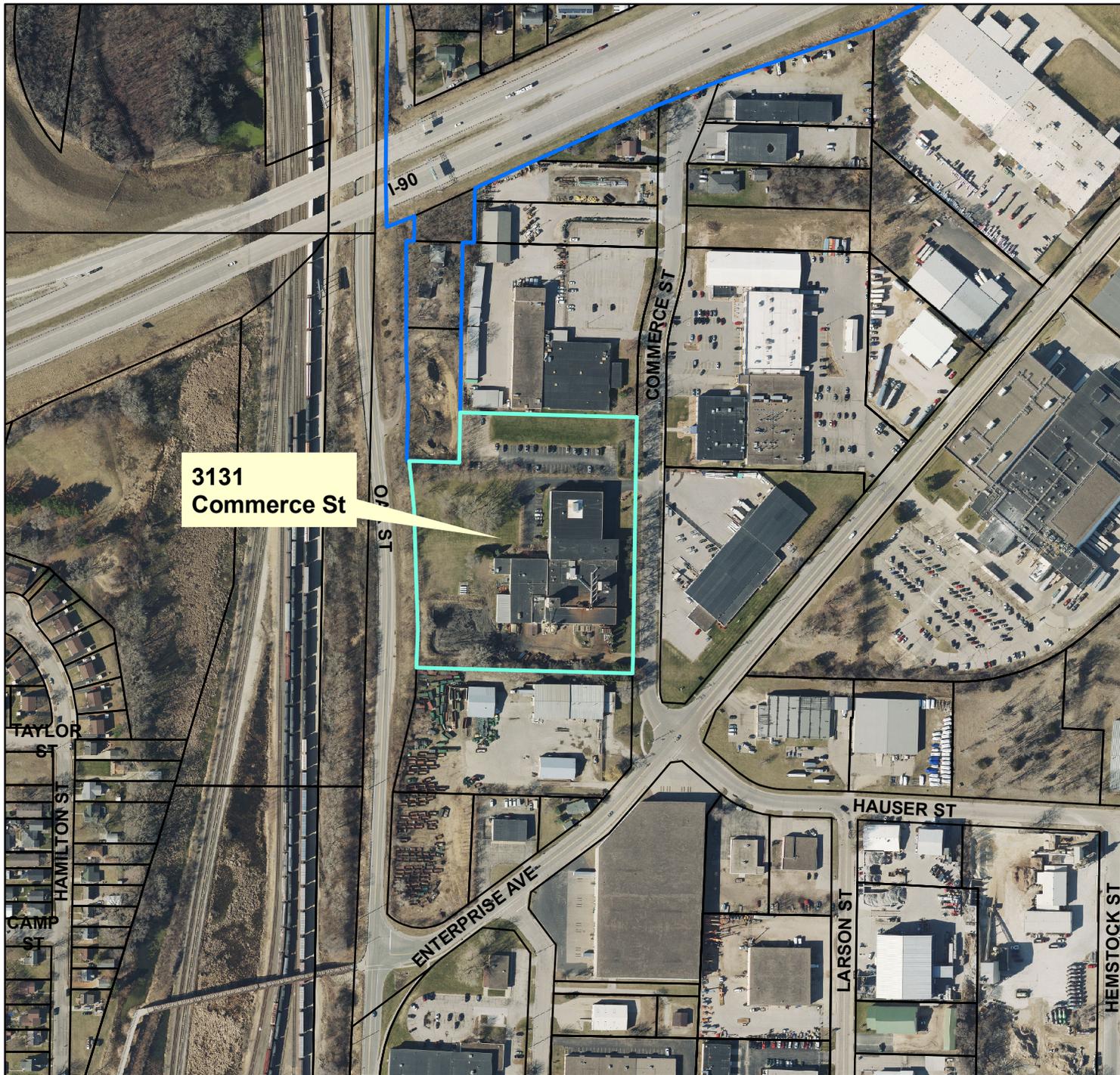
Not applicable this is a Plan Commission only item.

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Promoting growth and full utilization of our industrial parks is a stated goal in our Comprehensive Plan and approval of the proposed building addition and site alterations would be consistent.

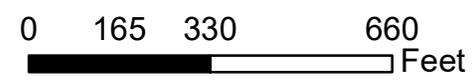
Ø **PLANNING RECOMMENDATION:**

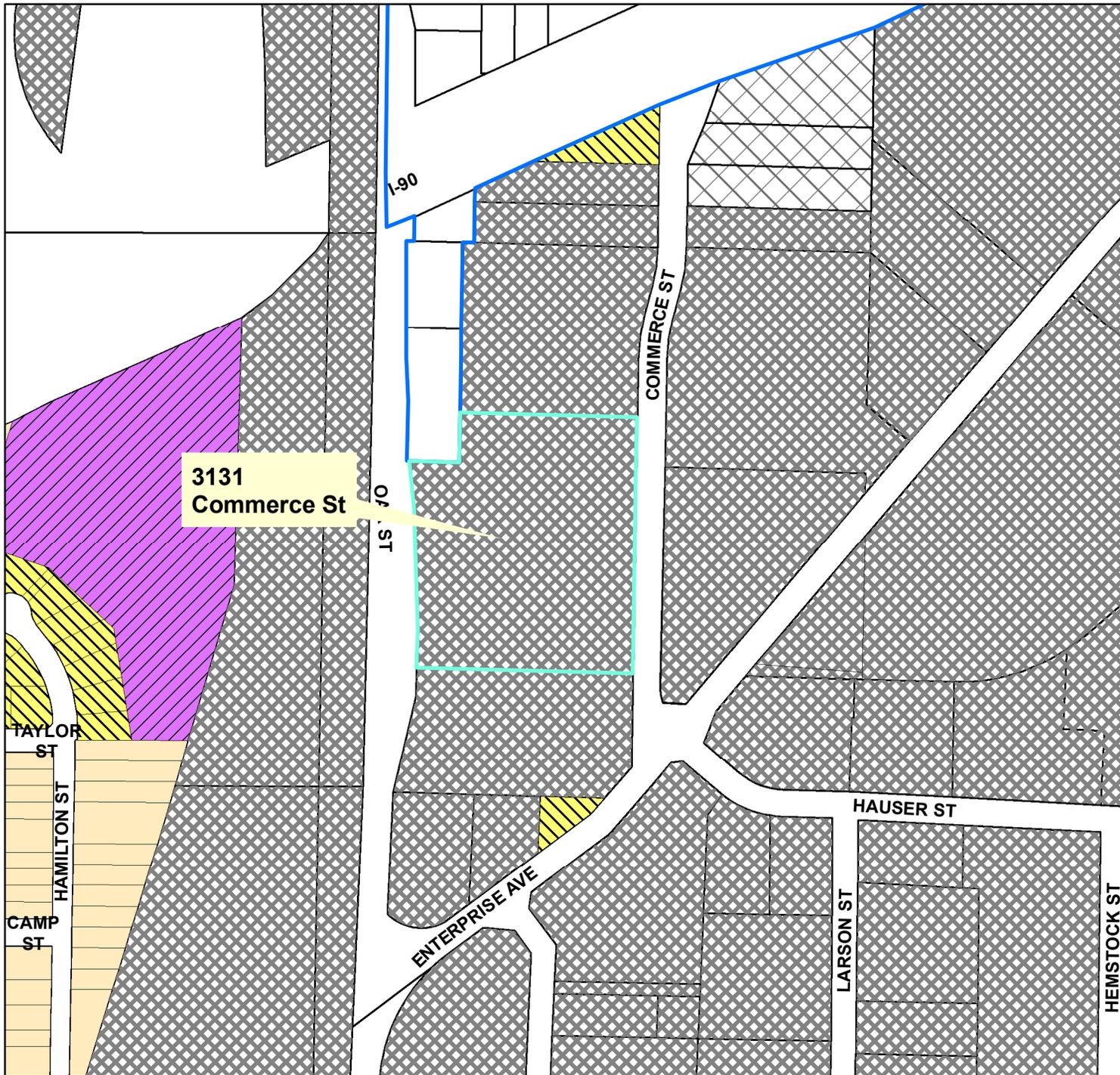
Building permits will need to be secured before any construction can take place. **Planning staff recommend approval** of plans for the building addition and other site alterations at 3131 Commerce Street in the Interstate Industrial Park.



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





3131
Commerce St

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