

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

Ø **AGENDA ITEM – 21-0086 (Andrea Trane)**

Resolution authorizing Letter of Intent to purchase lot at 3100 Berlin Drive in International Business Park with Weiss Commercial Real Estate LLC.

Ø **ROUTING:** F&P 2.4.21

Ø **BACKGROUND INFORMATION:**

This parcel is the western half of the original 23+ acre parcel acquired by the city in 2018. The other portion of this parcel was purchased by Scannell in 2020 and a FedEx distribution facility is currently under construction.

Buyer is aware of covenants and is agreement that proposed development will be in accordance with the documents. Under the agreement, Buyer is requesting a 180 day due diligence period. According to the construction obligations in the covenants, Buyer has one year from the date of closing to commence construction. The building plan and design must be approved by the City Plan Commission prior to construction.

Through conversations, Buyer is proposing a distribution facility to be leased to multiple businesses.

Ø **GENERAL LOCATION:**

Tax parcel 17-10560-15, in the International Business Park, Council District #2

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

None

Ø **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
























Development in the industrial parks is encouraged in the Comprehensive Plan.

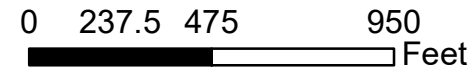
Ø **PLANNING RECOMMENDATION:**

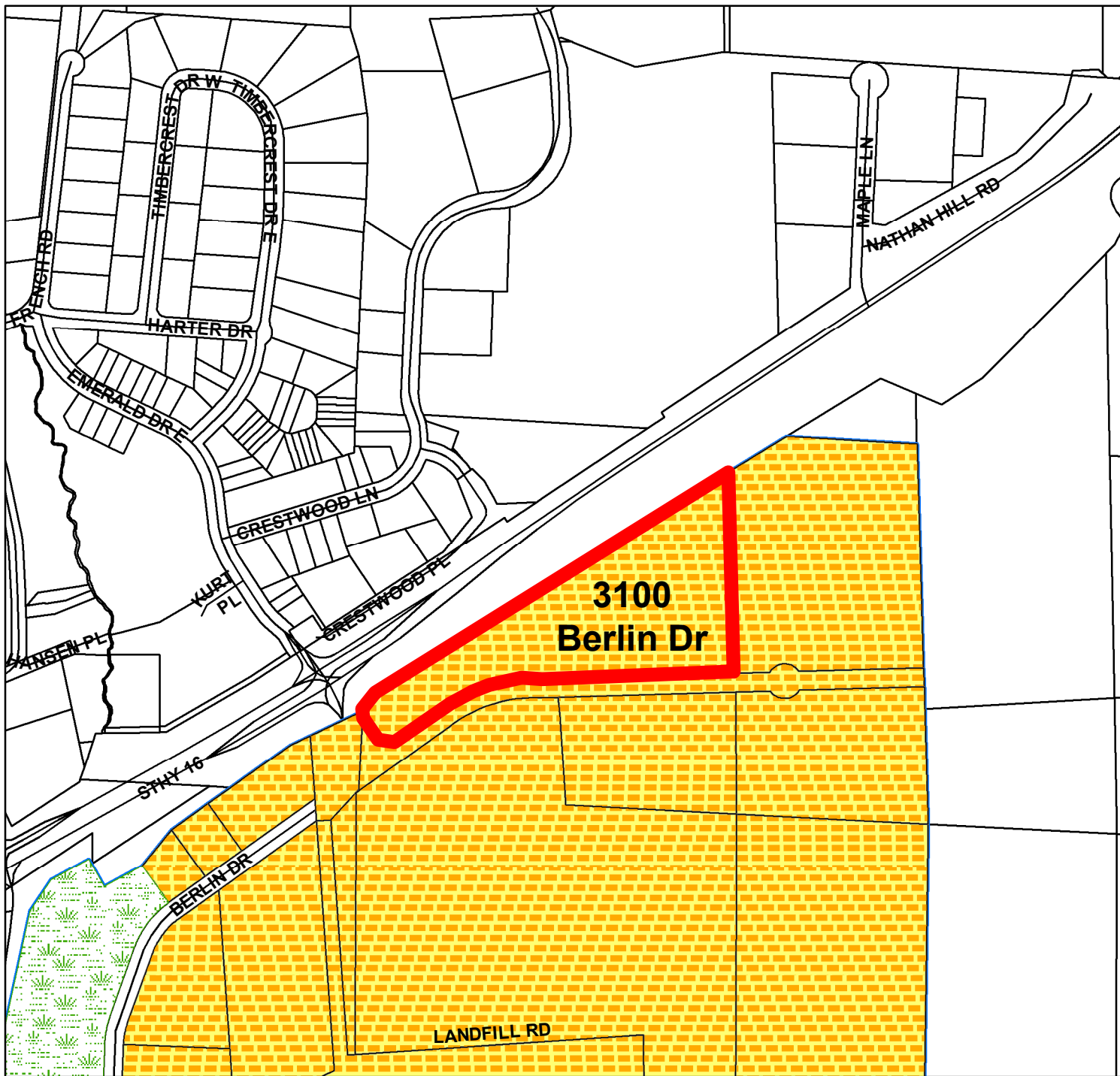
Planning staff recommends approval of the Agreement of Sale and Purchase as indicated in the proposed amended resolution with the acknowledgement by the Buyer that this property is subject to the covenants of the International Business Park.


























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
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