



GRAND RIVER • GREAT CITY
La Crosse • Wisconsin

PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512



February 25, 2020

NOTICE OF REQUEST TO AMEND DECLARATION OF PROTECTIVE COVENANTS FOR THE LA CROSSE INTERNATIONAL BUSINESS PARK, LA CROSSE, WI

Dear Registered Agent of Lot Owner,

The City of La Crosse has been contacted by Martin Warehousing LLC after their previous tenant, Kentworth of Wisconsin, vacated the property to construct a new facility in Onalaska. Martin Warehousing LLC has been working with Ideal Crane Rental, Inc., currently located at 3425 Mormon Coulee Rd, La Crosse, WI 54601, to relocate to the facility owned by Martin Warehousing. The previous covenant amendment allowing Kenworth to be a permitted use was restricted to only Martin Warehousing and Kenworth. Now that Ideal Crane is interested in leasing the site, an amendment to the covenants is required. According to Ideal Crane's website, they are a "full service lifting specialist" that offers "a variety of services needed for homebuilders, contractors and subcontractors" and is a family owned business with over 45 years of experience. They are a distributor for JLG, Skytrak, Skyjack, Manitou, Redi Haul and Shuttlelift and offer sales, rental and parts. More information can be found at www.idealcranerental.com.

Per Section 14 of the Covenants regarding Term and Amendment of Covenants:

B. AMENDMENT OF COVENANTS.

These Covenants may, at any time, be terminated, extended, modified or amended, with a written affirmative vote of fifty-one percent (51%) of the total number of property owners in the Park, provided, however, that, as long as Declarant owns any portion of the Park, no such termination, extension, modification or amendment shall be effective without the written approval of Declarant and provided that these Covenants may not be terminated, extended, modified or amended without the consent of the City of La Crosse and County of La Crosse.

This letter is being sent to the registered agent of the lot owner. If the address of the registered agent differs from the property address, a copy of this letter is also being sent to the property address to make sure it is received. Only the owners' agent is allowed to vote unless a letter assigning a representative is also included in the response.

You have one vote per lot owned. Also, submit your final vote on the proposed change by 3:00pm on Monday, March 30. Each vote filed shall be considered a public record and may be disclosed upon request after the appropriate analysis under the Public Records Law. The failure of an agent to file the vote by this deadline shall mean that it shall not count toward any affirmative 51% threshold required to change the Protective Covenants.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER
ASHLEY MARSHALL, CLERK STENO

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, PROGRAM COORDINATOR
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

Below is the proposed amendment change, underlined and in red:

A. PERMITTED USES. All building sites within the Park shall be used solely for office (where such office use is not the principal use and defined as administrative offices associated with another permitted use), laboratory, research, servicing, light industrial operations, light manufacturing operations, day care, commercial pick-up and delivery services, public and private utility facilities and governmental maintenance facilities, printing and publishing, retail sales of commodities manufactured, processed, fabricated, or assembled on the premises, commercial bakeries, pest control services, small animal care, dry cleaning and laundries (does not include Laundromats) wholesaling, and distribution purposes and similar and ancillary uses approved by the Plan Commission subject to conditions of these Covenants and applicable ordinances of the City of La Crosse.

Except Lots 19, 20, 21 and a portion of Outlot 4 to allow vehicle and equipment sales, and vehicle repair or service for River States Truck & Trailer [Res. #2006-02-025];

and Lots 1, 2, 3, and 4 to allow retail and retail services as a permitted use;

and Lot 10 to allow vehicle and equipment sales and rentals, vehicle and equipment repair or service.

On behalf of MARTIN WISE, owner of Lot(s) _____, I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La Crosse International Business Park, La Crosse, WI.

Dated 3/18/20

Signature: Robert Smith

Printed Name: Robert Smith

Title: WISE OPERATIONS Manager

This vote must be received by the City Clerk via email (lehrket@cityoflacrosse.org) or mail by 3:00pm Central Time on March 30, 2020.

City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Please also send a copy to me via email at schnicka@cityoflacrosse.org. I can also be contacted at 608-789-8321 with any comments or questions regarding this amendment application.

Regards,



Andrea Schnick
Economic Development Planner