

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 30, 2020**

➤ **AGENDA ITEM – 20-0345 (Andrea Schnick)**

Resolution approving amendment to the Declaration of Protective Covenants for the International Business Park with respect to Lot 10 - 3090 Berlin Drive.

➤ **ROUTING:** CPC 3/30/2020; F&P 4/2/2020

➤ **BACKGROUND INFORMATION:**

The City of La Crosse has been contacted by Martin Warehousing LLC after their previous tenant, Kenworth of Wisconsin, vacated the property to construct a new facility in Onalaska. Martin Warehousing LLC has been working with Ideal Crane Rental, LLC, currently located at 3425 Mormon Coulee Rd, La Crosse, WI 54601, to relocate to the facility owned by Martin Warehousing. The previous covenants 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.

An amendment change requires approval of 51% of the property owners, approval of the County Board, and approval of the City. To obtain 51% of the property owners' approval, 14 votes are required. To date, the amendment has received 14 votes (Habitat for Humanity (2), Charlise Investments (1), Martin Warehousing (1), River States Truck & Trailer (6), FiberPro (3) DeBoer Pest Control (1). All votes are due by March 30. This resolution acts as the approval or denial of the City. The County submitted a letter confirming that their approval to the amendment in 2011 was not restrictive to the two mentioned parties in the City's resolution and therefore already approved this amendment.

➤ **GENERAL LOCATION:**

Lot 10 in the International Business Park, 3090 Berlin Drive.

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

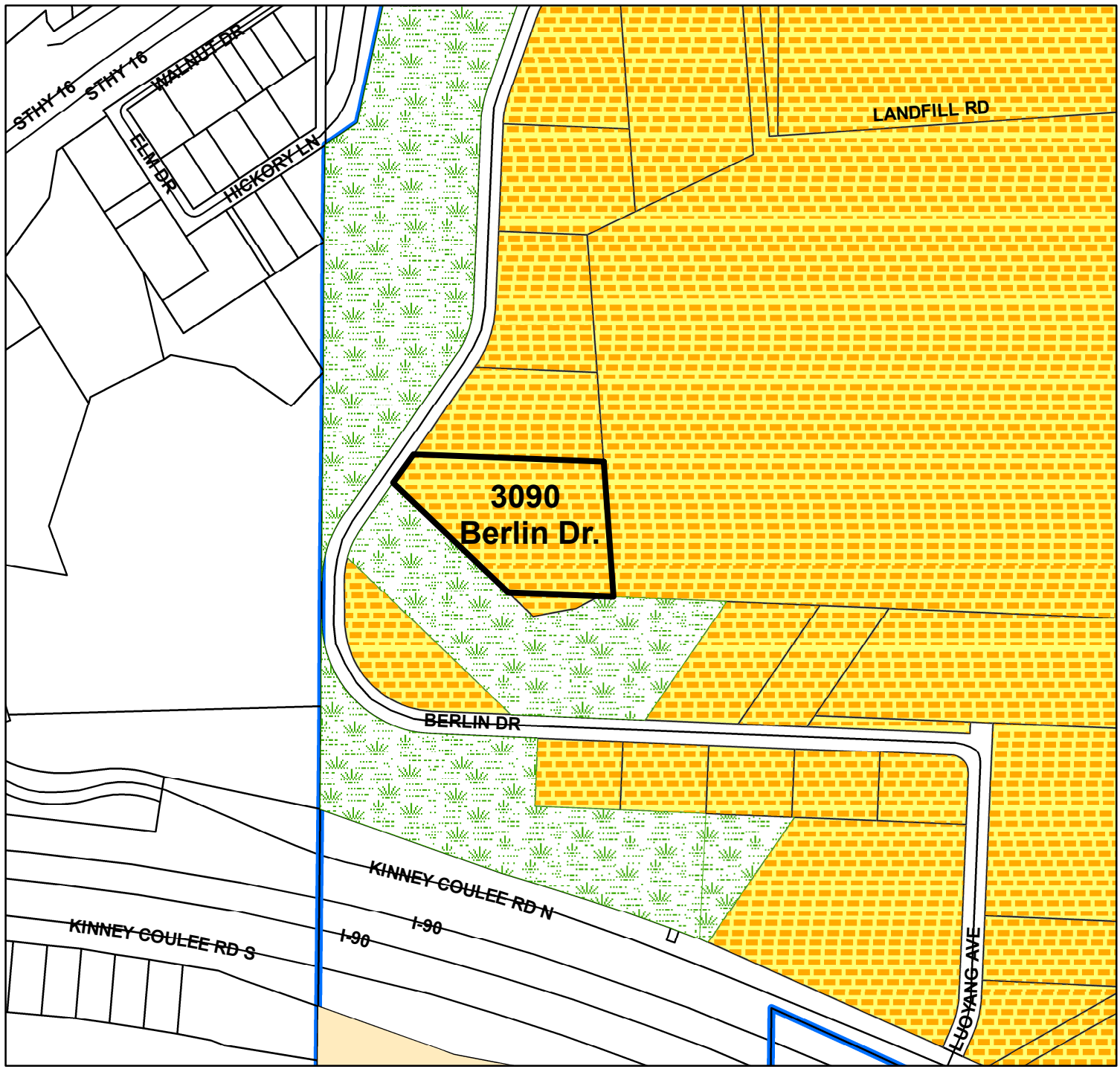
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A

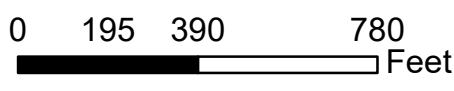
➤ **PLANNING RECOMMENDATION:**

Planning Staff recommends approval. Although the suggested use was not part of the intent of the development of the International Business Park, it has been operating in this capacity for approximately the last ten years. It is also supported by 51% of the other businesses. Staff has not received any objections to the amendment.



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

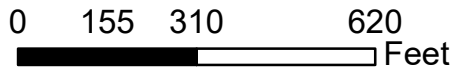


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