

April 30th, 2020

Andrea Schnick
City of La Crosse, WI

RE: Proposed drainage easement for FedEx Ground Facility

Dear Andrea Schnick,

The purpose of this letter is to formally and respectfully request that the City of La Crosse grant Scannell Properties a permanent drainage easement along Berlin Drive from our site, through the city's adjacent property, to the County's storm water pond. This drainage easement is absolutely critical for our development, as without it we have no method of conveying our storm water to the county pond. The necessity of this easement has been an understanding since before we executed our Purchase and Sale Agreement for this property, and the granting of a drainage easement is an explicit requirement within section 11 of that agreement. Below is a list of additional reasons why I think this easement should be granted.

1. This development will not and cannot move forward without this drainage easement.
2. No other development could occur on the East side of the property without this drainage easement.
3. The drainage way already exists, so we're not asking to add anything that's not already there.
4. The existing drainage way is currently the City's responsibility to maintain. Per our proposed easement, we're offering to take over that responsibility. As a result, the City will save money.
5. The drainage easement itself would only be 30' wide, which means 100% of the easement would be confined within the adjacent lot's building and parking setbacks. As a result, the existence of this easement and drainage way would have no impact on the buildable area of the adjacent lot.
6. Some may say that this easement will create cost increases for any future development on the adjacent lot, as that developer would need to install a culvert or drain pipe under their drive

way (as any drive way connection to Berlin Drive would certainly need to cross this easement area). My response to that is twofold:

- a. Any development on the adjacent lot would also need to somehow route their storm water to the county pond, so this drainage easement will provide them with an existing and simple method of doing so. The storm water design savings that would result could easily outweigh the cost of adding a culvert or drain pipe under their drive way
- b. There's absolutely no certainty that an adjacent development will occur any time soon, if ever, so why sacrifice this valuable project over such a minor and uncertain concern?

In light of the above reasoning, it's our sincere hope that the City will agree to provide us with this necessary and critical easement so the construction of our proposed FedEx Ground facility can move forward this Spring.

Sincerely,



Tom McCary – Development Manager

Scannell Properties