

PROJECT DESCRIPTION – LA CROSSE SITE PLAN REVIEW

The purpose of this letter is to notify the City of La Crosse that Scannell Properties' is hereby formally requesting Site Plan Approval from the Planning Commission for a new FedEx Ground ("FXG") distribution facility within the La Crosse International Business Park ("LIBP").

Included within this submittal are copies of all civil plans (site, grading, drainage, storm water, and utility plans), landscape plans, preliminary building elevations, floor plans, and a description of the exterior lighting design.

This project will provide FXG with a new facility to relocate and expand their current operation located within Holmen, WI. This facility will operate as a sortation facility for last mile deliveries. Trucks will bring packages to this facility, where warehouse staff will then sort those packages and load them into vans for delivery to the residents and local businesses within the greater La Crosse area. In doing so, this facility will provide a crucial modern service to the community.

Please note that the exterior building design is not yet finalized, so it's possible that we will deviate from the attached elevations by the time we submit for our building permits. While the provided plans show our front elevation constructed out of architectural precast, glass, and Insulated Metal Wall Panels ("IMP") that mimic stucco/Dryvit, it's possible that our final design might consist of one 1) 100% architectural precast with glass, or 2) a combination of decorative masonry and Dryvit with glass. In any case, our final design will fit with the aesthetic intentions of the LIBP CC&Rs.

Additionally, our submittal includes a request for a drainage easement on the west property line that will benefit both our development and any future development that may occur to the west, as both sites would be able to utilize this drainage way to flow their storm water to the south (which will be necessary). The easement is limited within both properties' setback areas, so it will not encroach on any developable land. Furthermore, we're proposing that we pay for the construction of this drainage way.

Sincerely,



Tom McCary - Development Manager
(763) 251-6300
Scannell Properties