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

September 17, 2018

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 recently purchased approximately 24 acres of land from La Crosse County, adjacent to the current boundary of the International Business Park. The City would like the development of this land to be subject to the Declaration of Protective Covenants for the La Crosse International Business Park. Therefore, the City is requesting to amend the Declaration of Protective Covenants to include this land. La Crosse County has also requested that approval for amendments to the covenants relating to this parcel only request approval of the lot owners and the City.

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 registererd 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, you have until the close of the business day of November 7, 2018 to submit your final vote on the proposed change. 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 - HERITAGE PRESERVATION
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

S88°20'24" E a distance of 920.68 feet; thence S0°28'13" E a distance of 752.24 feet; thence S59°55'58"W a distance of 471.79 feet to the Point of Beginning of this description. ~~Said parcel contains 93.99 acres of land.~~

Said parcel also is subject to the following easements and lease:

- (1) An easement to the Northern States Power Company as described in Volume 460, Page 459.
- (2) A channel change easement as described in Volume 392, Pages 493 to 495.
- (3) An advertising sign lease as described in Volume 456, Page 241.
- (4) Any other easements of record or implied usage.
- (5) An easement for drainage in Lot 27

AND

14. 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, except in case of an amendment or amendments of Lot 27, in which only the consent of the City of La Crosse is needed.

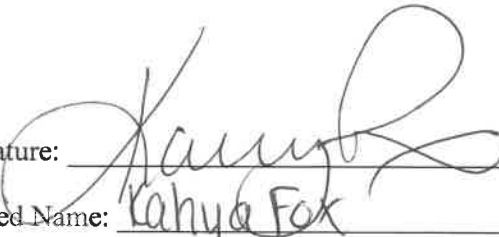
On behalf of Habitat for Humanity La Crosse Area, owner of Lot(s) 1 and 2, I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La Crosse International Business Park, La Crosse, WI.

Dated 9/25/18

Signature: _____

Printed Name: _____

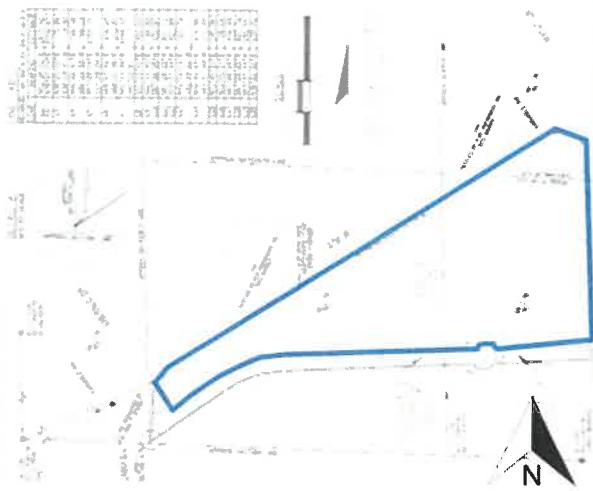
Title: _____



Kahya Fox

Executive Director

Lot 27 – International Business Park II Fact Sheet



Property Information

Property Address: Berlin Road, La Crosse, WI

Site Location: Township 16 North Range 7 West Section 1

Size: 23.78 acres (1,035,648 S.F.)

Price per acre: \$112,636.33

Zoned: Planned Development (PD)

Easements: Yes, recently built road

Buildings on property: 0

Storm water treatment: Yes, located offsite which allows for more land to be used on property

Private Utilities: Electrical and Gas – Xcel Energy, Internet - Charter, Century Link, and others

Environmental/Historical or Archeological Impediments: No

Water and Sewer main information to be included

Location

Boundaries: bounded by State Trunk Highway 16 to the North, the Business Park to the East, the county landfill and more of the business park to the South and privately-owned farmland in the City of Onalaska to the West

Highway Access: Interstate 90 Exit 5 is 1 mile away

Less than 10 miles to MN border

Distance to Major Cities:

- Chicago, IL: 276 Miles
- Minneapolis/St. Paul, MN: 161 Miles
- Madison, WI: 137 Miles
- Milwaukee, WI: 205 Miles

Airport Access: 7 miles to La Crosse Regional Airport (LSE)

Contact

City of La Crosse Department of Planning and Development
Andrea Schnick, Economic Development Planner - (608) 789-8321, schnicka@cityoflacrosse.org