

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
FEBRUARY 28, 2022**

➤ **AGENDA ITEM: 22-0208 (Julie Emslie)**

Resolution approving amendment to the Declaration of Protective Covenants for the International Business Park with respect to Lot 4.

➤ **ROUTING:** J&A 3.1.2022; Council 3.10.22

➤ **BACKGROUND INFORMATION:**

This proposed amendment to the Covenants decreases the setback on Lot 4 from 40ft on Berlin Drive to 30ft. This setback change was needed because:

- The Wisconsin Department of Transportation (DOT) has a 50ft setback from the North property line on Lot 4. This setback requires that no improvements be made to the property in that area.
- Given the DOT's 50ft setback on the North property line combined with the current 40ft setback on the South property line required by the Covenants, the developable land on Lot 4 is very limited.
- The City has exhausted all means to reduce the DOT's 50ft setback.
- The City added .3 acres to Lot 4 by means of Resolution 21-1623 and 21-1583 to make up for developable land lost as a result of the setback
- The Lot 4 property-owners have redrafted site plans to accommodate the DOT setback and incorporate the additional .3 acres, but have found it challenging without some further allowance on the setback from Berlin Drive.

Per the Covenants, approval of the amendment is by 51% majority of the lot owners in the park, by the City, and by the County. Approval of this resolution by the Council is affirmation of the City's approval and 6 votes. The County will be reviewing this amendment at their March meeting. We received approval from Habitat for Humanity (2 lots/votes), Charlise Investments (1 lot/vote), Dalco (1 lot/vote), Weiss Commercial Real Estate (2 lots/votes), Deboer Pest Control (1 lot/vote), Heavenly Crossroads (1 lot/vote), River States Truck and Trailer (6 lots/votes), FiberPro (3 lots/votes) and Stansfield Vending/JJJ Properties (1 lot/vote) for a total of 18 votes, which is already 51% majority without the City's vote.

➤ **GENERAL LOCATION:**

International Business Park, lots 1-26, 27. Council District 2.

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

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Development in the industrial/business parks is encouraged in the Comprehensive Plan.

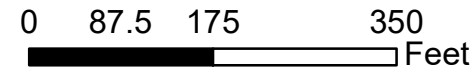
➤ **PLANNING RECOMMENDATION:**

Planning staff recommend **approval**.



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



PC 22-0208
PC 22-0299