



PLANNING AND DEVELOPMENT

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

December 20, 2022

NOTICE OF REQUEST TO AMEND DECLARATION OF RESTRICTIONS FOR THE AIRPORT INDUSTRIAL PARK, LA CROSSE, WI

Dear Registered Agent of Lot Owner,

The City of La Crosse has received a request to amend the Declaration of Restrictions from Performance Elite Gymnastics, owner of Lot 27 in the Airport Industrial Park.

Per Section 16 of the restrictions regarding amending the covenants and restrictions:

- 16. The within covenants and restrictions, except the provisions of paragraph 14 of these restrictions, may be modified and amended only upon the recording of an instrument to said effect duly signed by a majority of the then owners of the parcels in this area with the approval thereof by the Common Council as evidenced by a resolution duly adopted by at least a three-fourths favorable vote of all members of the Common Council.**

This letter is being sent to the registered agent of the lot owner. If the address of the registered 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.

One vote is allotted to each owner owning 3 acres of land or less, and one additional vote for each full 3 acres. You have until **Wednesday, January 18th** 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 Restrictions.

ANDREA TRANE, DIRECTOR OF PLANNING, DEVELOPMENT AND ASSESSMENT
TIM ACKLIN, AICP, PLANNING ADMINISTRATOR
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER
JENNA DINKEL, ASSOCIATE PLANNER
JULIE EMSLIE, ECONOMIC DEVELOPMENT ADMINISTRATOR
LINZI WASHTOCK, PLANNING & DEVELOPMENT ASSISTANT

DIANNE MCGINNIS, COMMUNITY DEVELOPMENT ADMINISTRATOR
JONAH DENSON, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, DEVELOPMENT ANALYST
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST
BRIAN SAMPSON, HOMELESS SERVICES COORDINATOR

Below is the proposed amendment change, underlined and in red:

2: “.....*Employee parking of automobiles shall be prohibited at all times within forty (40) feet of the front street line of any parcel in this area...*” Except for lot 27 which allows within the first 15 feet.

Paragraph 3: “*No part or portion of any building shall be erected, constructed or extend nearer than ten (10) feet to any interior side lot line, the combined total of side yards for any interior parcel shall not be less than thirty (30) feet....*” Except lot 27 which allows a minimum of 5 feet to any interior side lot line, and no requirements for a combined total.

“*No part or portion of any building shall be erected, constructed or extended nearer than twenty-five (25) feet to any rear lot line....*” Except for lot 27 which allows a minimum of 15 feet.

Paragraph 5: “*No building or structure of any type shall be erected, placed or altered on any lot which will occupy more than forty (40) percent of the total area of the said lot.*” Except lot 27 which allows for seventy-five (75) percent.

Paragraph 7: “*The front of all buildings and the side or rear of all buildings when facing a street shall be faced with decorative masonry or other material approved by the plan commission and said facing shall extend a minimum of twenty (20) feet on each side of all buildings...*” Except for lot 27 which allows the addition to provide complementary finishes to the existing building.

Reasons for Request:

Performance Elite Gymnastics, current owner of Lot 27 at 2930 Airport Road is continuing to experience ongoing business growth and needs to expand its facility to accommodate this. A site plan is included that further illustrates the desired changes to the site and building.

On behalf of Wisconsin Airport Warehouse LLC, owner of Lot(s) 3, physical address: 3235-3239 Airport Rd

I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La Crosse Airport Industrial Park, La Crosse, WI.

Dated Jan 10, 2023

Signature:  _____

Printed Name: Jonah Lowenfeld

Title: Principal, LEJ Capital LLC;
Managing Member of Wisconsin Airport Warehouse LLC

This vote must be received by the City Clerk via email (elsenn@cityoflacrosse.org) or mail by January 18th, 2023.

City Clerk
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

Please also send a copy to me via email at emsliej@cityoflacrosse.org. I can also be contacted at 608-789-7393 with any comments or questions regarding this amendment application.

Regards,

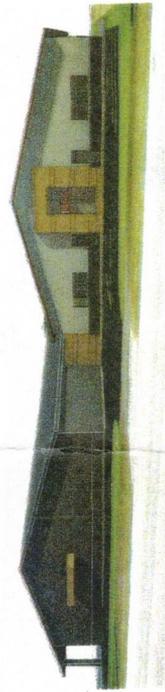
Julie Emslie
Economic Development Administrator



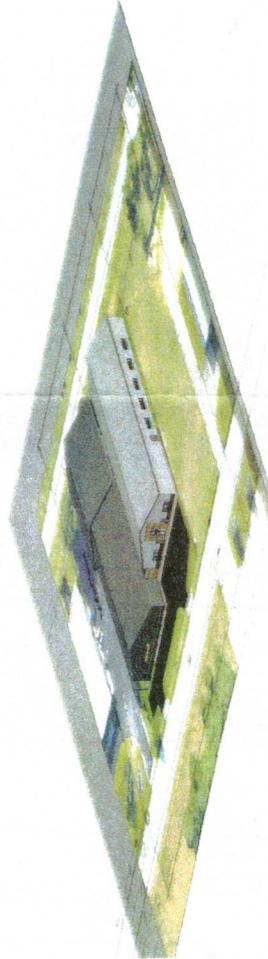
1 OVERALL SITE PLAN
1" = 50'



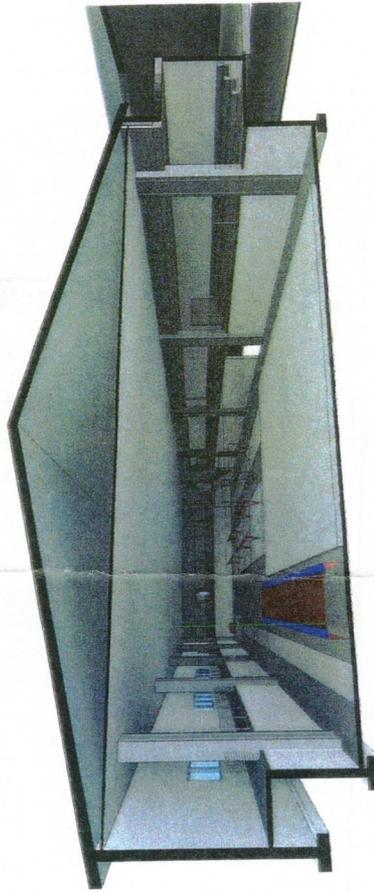
EXISTING VIEW FROM AIRPORT ROAD



3 VIEW FROM AIRPORT ROAD



2 SITE VIEW



4 NORTH / SOUTH SECTION

Graphic Scale
(IN FEET)
1 inch = 25 ft.



19

NW-SW
Section 7
T16N-R7W

12' +/-

N 89°28'26" E
518.00'

20
63,669 sq. ft.
1.16 acres

21,000SF +/-
ADDITION

S 89°28'26" W
318.40'

21

2930 AIRPORT ROAD

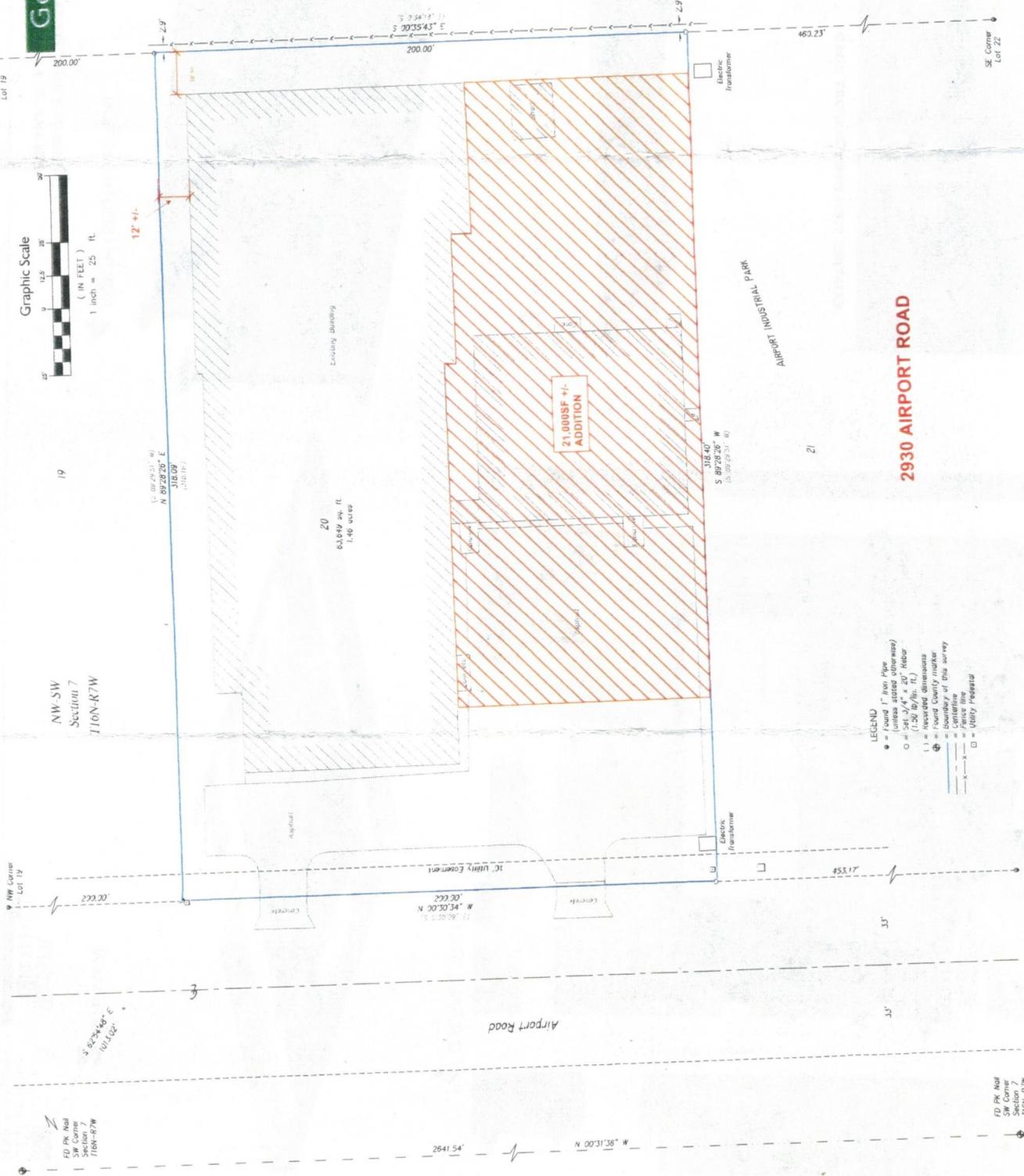
AIRPORT INDUSTRIAL PARK

SE Corner
Lot 22

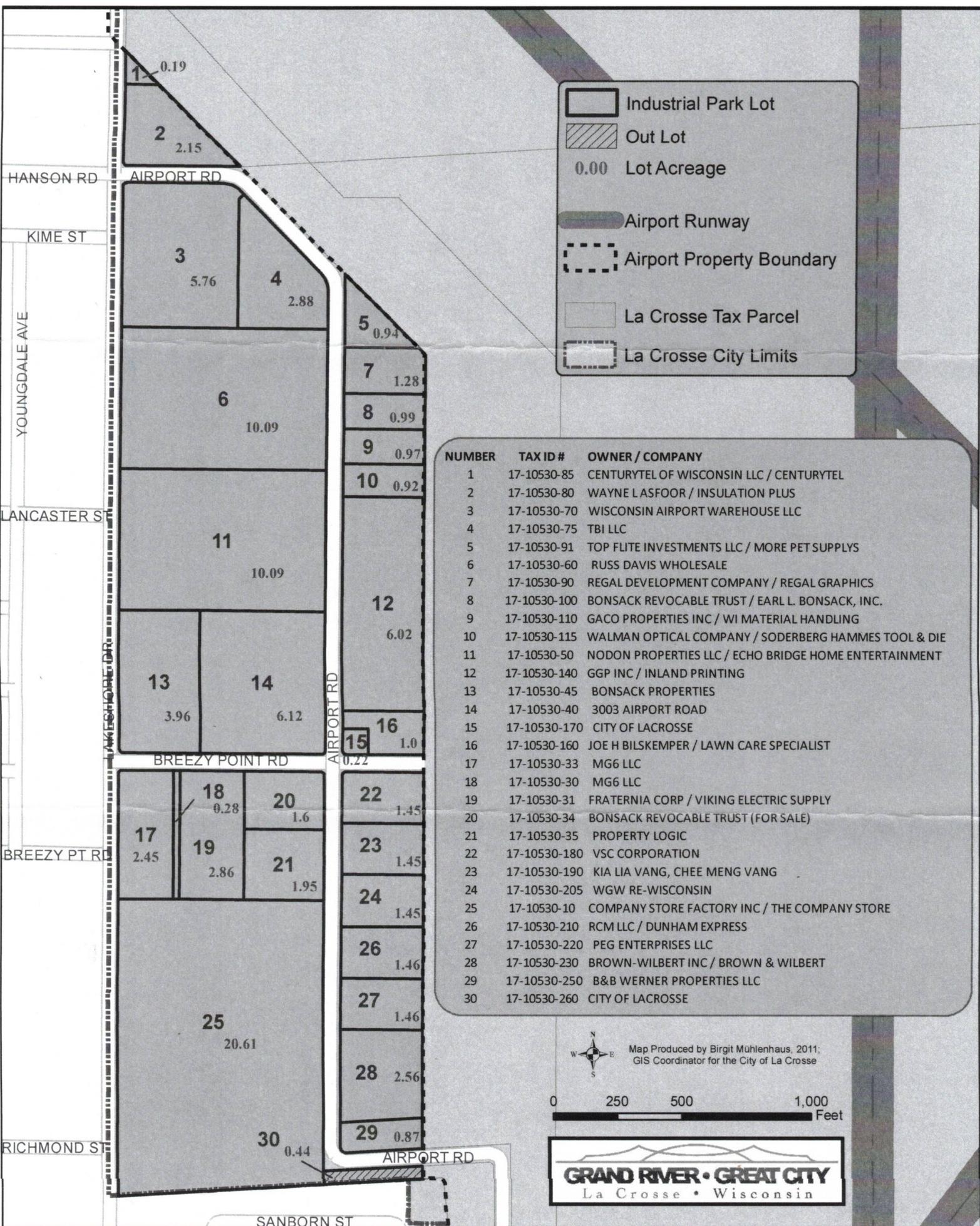
Bearing Basis: The La Crosse County Coordinate System
Referenced to the (MCCS) NAD 83 (2011) Adjustment

- LEGEND**
- Found Iron Pipe (unless stated otherwise)
 - Set 3/4" x 20" Rebar (1.50 lb/lin. ft.)
 - Iron rebar
 - Boundary of this survey
 - Centerline
 - Utility Pole/Post

FD PK NW
SW Corner
Section 7
T16N-R7W



Airport Industrial Park - La Crosse, Wisconsin



Industrial Park Lot
Out Lot
0.00 Lot Acreage
Airport Runway
Airport Property Boundary
La Crosse Tax Parcel
La Crosse City Limits

NUMBER	TAX ID #	OWNER / COMPANY
1	17-10530-85	CENTURYTEL OF WISCONSIN LLC / CENTURYTEL
2	17-10530-80	WAYNE LASFOOR / INSULATION PLUS
3	17-10530-70	WISCONSIN AIRPORT WAREHOUSE LLC
4	17-10530-75	TBI LLC
5	17-10530-91	TOP FLITE INVESTMENTS LLC / MORE PET SUPPLYS
6	17-10530-60	RUSS DAVIS WHOLESALE
7	17-10530-90	REGAL DEVELOPMENT COMPANY / REGAL GRAPHICS
8	17-10530-100	BONSACK REVOCABLE TRUST / EARL L. BONSAK, INC.
9	17-10530-110	GACO PROPERTIES INC / WI MATERIAL HANDLING
10	17-10530-115	WALMAN OPTICAL COMPANY / SODERBERG HAMMES TOOL & DIE
11	17-10530-50	NODON PROPERTIES LLC / ECHO BRIDGE HOME ENTERTAINMENT
12	17-10530-140	GGP INC / INLAND PRINTING
13	17-10530-45	BONSACK PROPERTIES
14	17-10530-40	3003 AIRPORT ROAD
15	17-10530-170	CITY OF LACROSSE
16	17-10530-160	JOE H BILSKEMPER / LAWN CARE SPECIALIST
17	17-10530-33	MG6 LLC
18	17-10530-30	MG6 LLC
19	17-10530-31	FRATERNIA CORP / VIKING ELECTRIC SUPPLY
20	17-10530-34	BONSACK REVOCABLE TRUST (FOR SALE)
21	17-10530-35	PROPERTY LOGIC
22	17-10530-180	VSC CORPORATION
23	17-10530-190	KIA LIA VANG, CHEE MENG VANG
24	17-10530-205	WGW RE-WISCONSIN
25	17-10530-10	COMPANY STORE FACTORY INC / THE COMPANY STORE
26	17-10530-210	RCM LLC / DUNHAM EXPRESS
27	17-10530-220	PEG ENTERPRISES LLC
28	17-10530-230	BROWN-WILBERT INC / BROWN & WILBERT
29	17-10530-250	B&B WERNER PROPERTIES LLC
30	17-10530-260	CITY OF LACROSSE

Map Produced by Birgit Mühlenhaus, 2011;
 GIS Coordinator for the City of La Crosse

