

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 2, 2020**

➤ **AGENDA ITEM – 20-0325 (Andrea Schnick)**

Review of Plans at a portion of Lot 27, Berlin Drive, in the International Business Park (Scannell Properties/FedEx Ground).

➤ **ROUTING:** CPC 3/2/2020; J&A 3/3/2020

➤ **BACKGROUND INFORMATION:**

On 12/12/19 the Common Council approved a Real Estate Purchase Agreement with Scannell Properties, LLC for a portion of lot 27 in the International Business Park for the development of a FedEx Ground facility. Since then, Scannell has been working with SEH on lot size and building plans.

The approximately 12.93 acre site will include a 98,200 SF building, 228 auto parking stalls (of which 6 are ADA), 85 van staging stalls, 38 trailer parking stalls, 7 tractor parking stalls and 9 parking stalls. The parking plan and drive entrances have been approved by Engineering.

Fencing around the site will be metal with vinyl screening with barb wire at the top. This has been approved by the Assistant Fire Chief. Scannell/FedEx Ground will need to provide an access card or key if the gates will be closed and locked at any time – a Knox box can be mounted on the gate or post near the gate entrance.

The developer has encountered an issue with the drainage system and is requesting an easement from the City to allow permanent use of the drainage ditch that was designed to be temporary. Lot 27 was designed by the City to be one parcel, and with it being split into two, imposes an issue of connecting to the drainage area at the west of the full site.

They have also requested a North-South swale easement to be approved similar to the above requested easement.

If the City agrees to the easements, they should be drafted by the developer, approved by Engineering and Utilities, and have maintenance and cost as the responsibility of the developer.

The east-west easement would be located in the setback area of the adjacent property to limit infringing on the developable area of the adjacent property. The SF price of lots in the International Business Park is \$2.85. This may have to be considered in the sale price of the adjacent lot if the amount of developable land is lost.

➤ **GENERAL LOCATION:**

12.93 acres of Lot 27, the newest lot in the International Business Park acquired by the County in 2018 on Berlin Drive.

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

PSA was approved by the Council as 19-1722.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

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

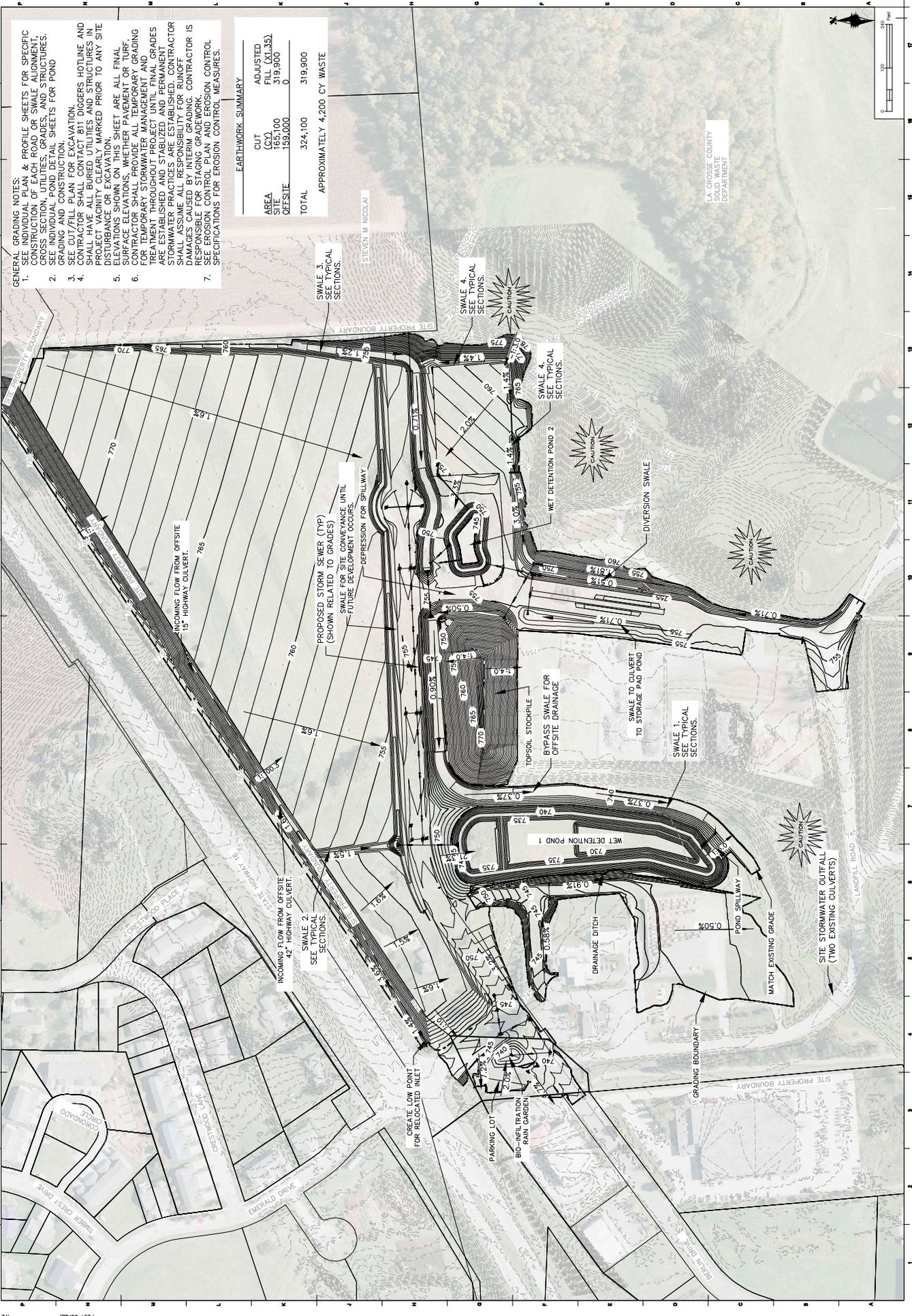
➤ **PLANNING RECOMMENDATION:**

Planning staff approves subject to Engineering and Utilities approval of moving forward with the negotiation for the easements.

In addition:

- Landscaping must be completed to receive a Certificate of Occupancy. If weather or other conditions do not allow for landscaping to be completed, a surety bond in the amount of the cost of the landscaping will be required.
- Lighting plan must be approved by Engineering.
- Final building materials/ Architecture to be reviewed for approval by Site Plan Review Committee (Planning Staff).
- A key or access card is provided to the fire department, which may be done in a mounted Knox box.
- Easement documents to be drafted by developer and approved by Engineering and Utilities.

#	BY	DATE	REVISIONS



- GENERAL GRADING NOTES:**
- SEE INDIVIDUAL PLAN & PROFILE SHEETS FOR SPECIFIC CONSTRUCTION OF EACH ROAD OR SWALE ALIGNMENT, CROSS SECTIONS, UTILITIES, GRADES, AND STRUCTURES. CROSS SECTIONS SHALL BE PROVIDED FOR ALL SWALES, GRADING AND CONSTRUCTION.
 - SEE CUT/FILL PLAN FOR EXCAVATION.
 - CONTRACTOR SHALL CONTACT 811 DIGGERS HOTLINE AND SHALL HAVE ALL BURIED UTILITIES AND STRUCTURES IN PROJECT VICINITY CLEARLY MARKED PRIOR TO ANY SITE DISTURBANCE.
 - EXISTING ELEVATIONS SHOWN ON THIS SHEET ARE ALL FINAL SURFACE ELEVATIONS, WHETHER PAVEMENT OR TURF. CONTRACTOR SHALL PROVIDE ALL TEMPORARY GRADING FOR TEMPORARY STORMWATER MANAGEMENT AND TREATMENT THROUGHOUT PROJECT UNTIL FINAL GRADES ARE ESTABLISHED. CONTRACTOR SHALL MAINTAIN STORMWATER PRACTICES, ADEQUATE SWALE CLOSURE, AND SHALL ASSUME ALL RESPONSIBILITY FOR RUNOFF DAMAGES CAUSED BY INTERIM GRADING. CONTRACTOR IS RESPONSIBLE FOR STAGING GRADEWORK.
 - SEE EROSION CONTROL PLAN AND EROSION CONTROL SPECIFICATIONS FOR EROSION CONTROL MEASURES.

EARTHWORK SUMMARY

AREA SITE OFFSITE	CUT (CY)	ADJUSTED FILL (X1.35)
TOTAL	324,100	319,900
	165,100	0
	159,000	0

APPROXIMATELY 4,200 CY WASTE



EXISTING

- RIGHT OF WAY
- PERMANENT EASEMENT
- PROPERTY LINE
- HORIZONTAL CONTROL POINT
- BENCHMARK
- SURVEY MARKER
- SOIL BORING
- FORCE MAIN AND LIFT STATION
- SANITARY SEWER SERVICE & CLEANOUT
- WATER MAIN HYDRANT, VALVE AND MANHOLE
- WATER SERVICE AND CURB STOP BOX
- STORM SEWER, MANHOLE AND CATCH BASIN
- CULVERT AND APRON ENDWALL
- GAS MAIN, VALVE, VENT AND METER
- HANDHOLE
- BURIED FIBER OPTIC CABLE AND MANHOLE
- BURIED PHONE CABLE, PEDESTAL AND MANHOLE
- BURIED TV CABLE, PEDESTAL AND MANHOLE
- PEDESTAL, MANHOLE, TRANSFORMER AND METER
- OVERHEAD WIRE, POLE AND GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL
- STREET NAME SIGN
- SIGN (NON STREET NAME)
- RAILROAD TRACKS
- DECIDUOUS AND CONIFEROUS TREE
- BUSH / SHRUB AND STUMP
- EDGE OF WOODED AREA
- WETLAND
- BUILDING
- FENCE (UNIDENTIFIED)
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- ELECTRIC WIRE FENCE
- WOOD POST FENCE
- WOOD POST AND RAIL FENCE
- PLATE BEAM GUARDRAIL
- CABLE GUARDRAIL
- POST / BOLLARD
- RETAINING WALL

SITE DATA	
TOTAL LOT AREA	12.93 AC
TOTAL IMPERVIOUS SURFACE	9.20 AC (71%)
TOTAL OPEN SPACE	3.73 AC (29%)
TOTAL AUTO PARKING STALLS	228
REGULAR AUTO PARKING STALLS	222
ADA AUTO PARKING STALLS	6
TOTAL VAN STAGING STALLS	85

NOTE: RETAINING WALLS MAY BE REQUIRED ALONG PERIMETER OF PAVED AREAS TO FACILITATE MATCHING EXISTING GRADE AT PROPERTY LINE.

CAN WE CREATE A SWALE THAT IS OFF OUR PARCEL? (AN EASEMENT WOULD BE NEEDED THAT COULD BE AS MUCH AS 20' ONTO WEST PARCEL.)

NOTE: SHARED DRAINAGE MAY BE REQUIRED TO REMOVE WATER FROM THE NORTH TO DITCH LINE ALONG BERLIN DRIVE.

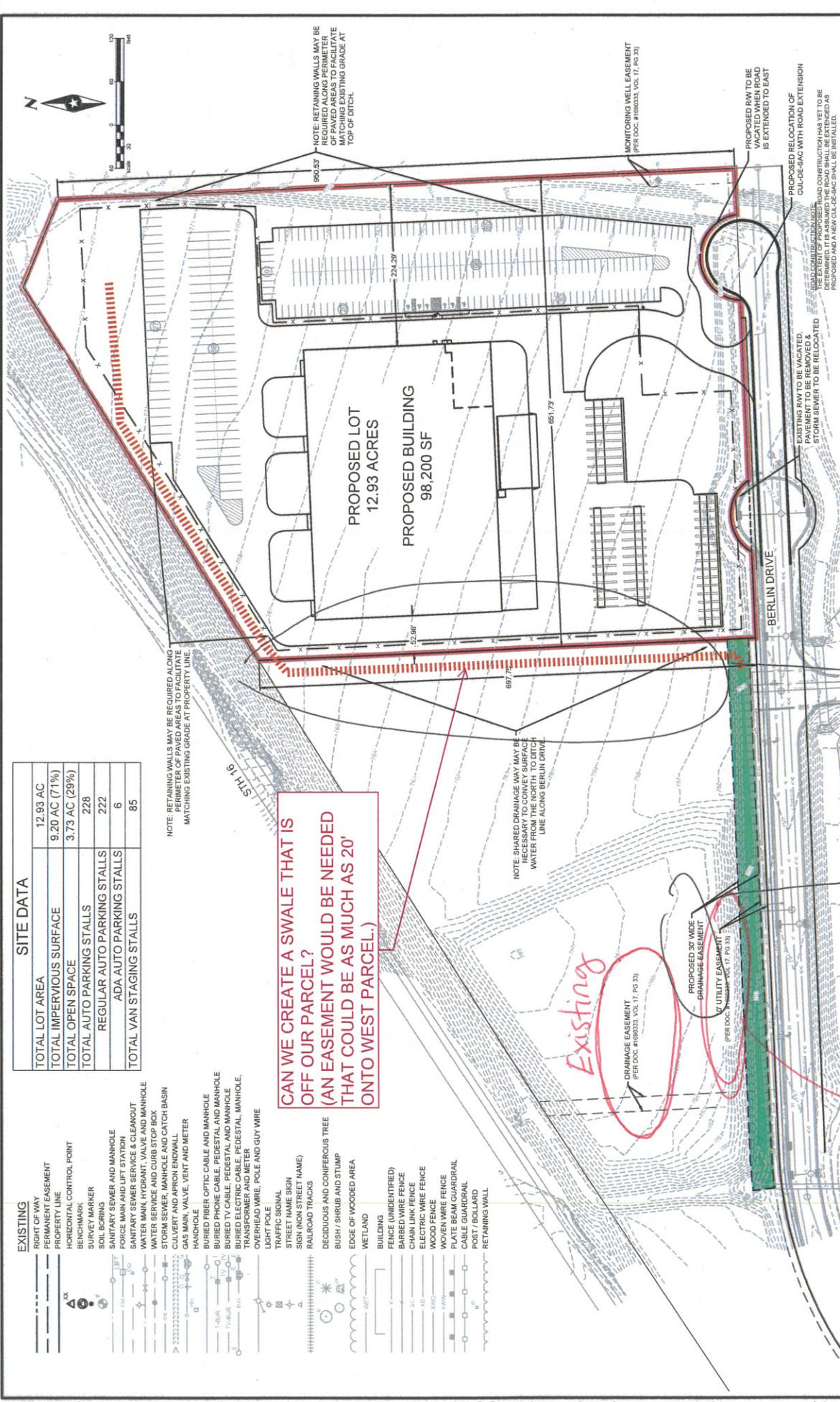
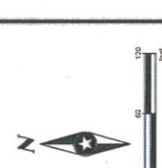
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MONITORING WELL EASEMENT (PER DOC. #180333, VOL. 17, PG. 33)

PROPOSED RW TO BE VACATED WHEN ROAD IS EXTENDED TO EAST

PROPOSED RELOCATION OF CUI-DE-SAC WITH ROAD EXTENSION

EXISTING RW TO BE VACATED. PAVEMENT TO BE REMOVED. STORM SEWER TO BE RELOCATED



DRAWN BY: [] DESIGNER: [] CHECKED BY: [] DESIGN TEAM: []	REVISIONS: [] NO. BY: [] DATE: []	LA CROSSE DISTRIBUTION CENTER LA CROSSE, WISCONSIN	PRELIMINARY SITE PLAN	FILE NO. 146296	1
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Proposed

Proposed

Existing