

**Agenda Item 23-1494 (Julie Emslie)**

Resolution amending the Declaration of Protective Covenants for the La Crosse International Business Park with respect to Lots 22, 23, & 24 at 21970 Luoyang Ave.

**General Location**

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

**Background Information**

The Planning Dept has been working with Advanced Fiber Products in the International Business Park (IBP) to complete a significant building expansion to their current operation. They ran into issues expanding given some of the restrictions in the IBP covenants and the site itself. As such, they requested 3 amendments to the covenants regarding location of parking, loading dock setbacks, and building materials.

The parking location amendment requires appropriate screening which has been included in the civil plans for this expansion. The loading dock will only be utilized during active unloading and loading. The requested building materials changes are still complementary to the design standards in the park.

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 City received affirmative votes from Habitat for Humanity (2 lots/votes), Charlise Investments (1 lot/vote), Dalco (1 lot/vote), Weiss Commercial Real Estate (1 lot/votes), DeBoer Pest Control (1 lot/vote), Peters Investments (1 lot/vote), River States Truck and Trailer (6 lots/votes), Advanced FiberPro (3 lots/votes) and Stansfield Vending/JJJ Properties (1 lot/vote) for a total of 17 votes of 20 private votes possible, which is already 51% majority without the City's vote.

**Recommendation of Other Boards and Commissions**

None

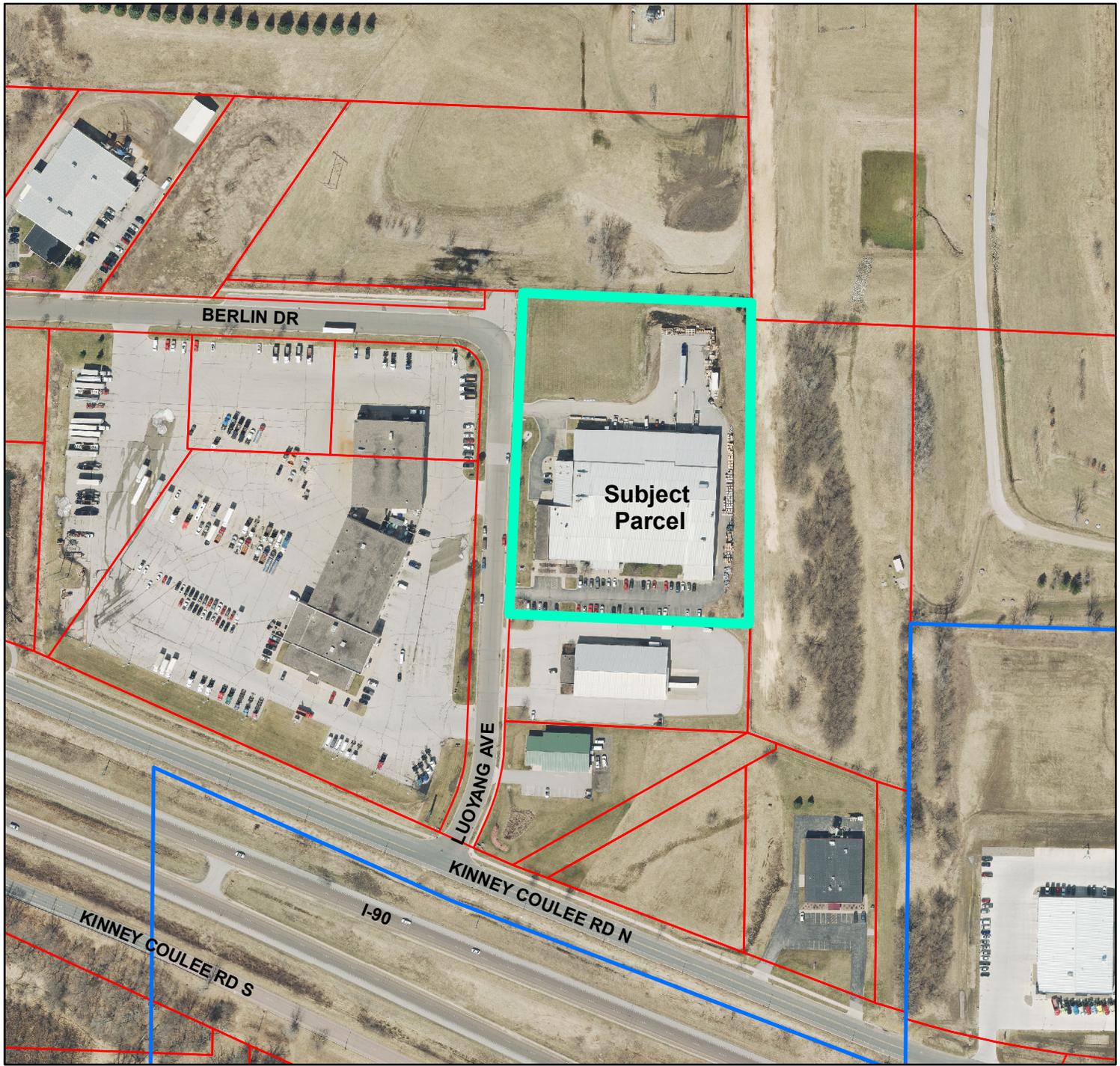
**Consistency with Adopted Comprehensive Plan**

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

**Staff Recommendation**

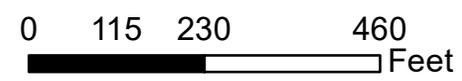
Planning staff recommend approval.

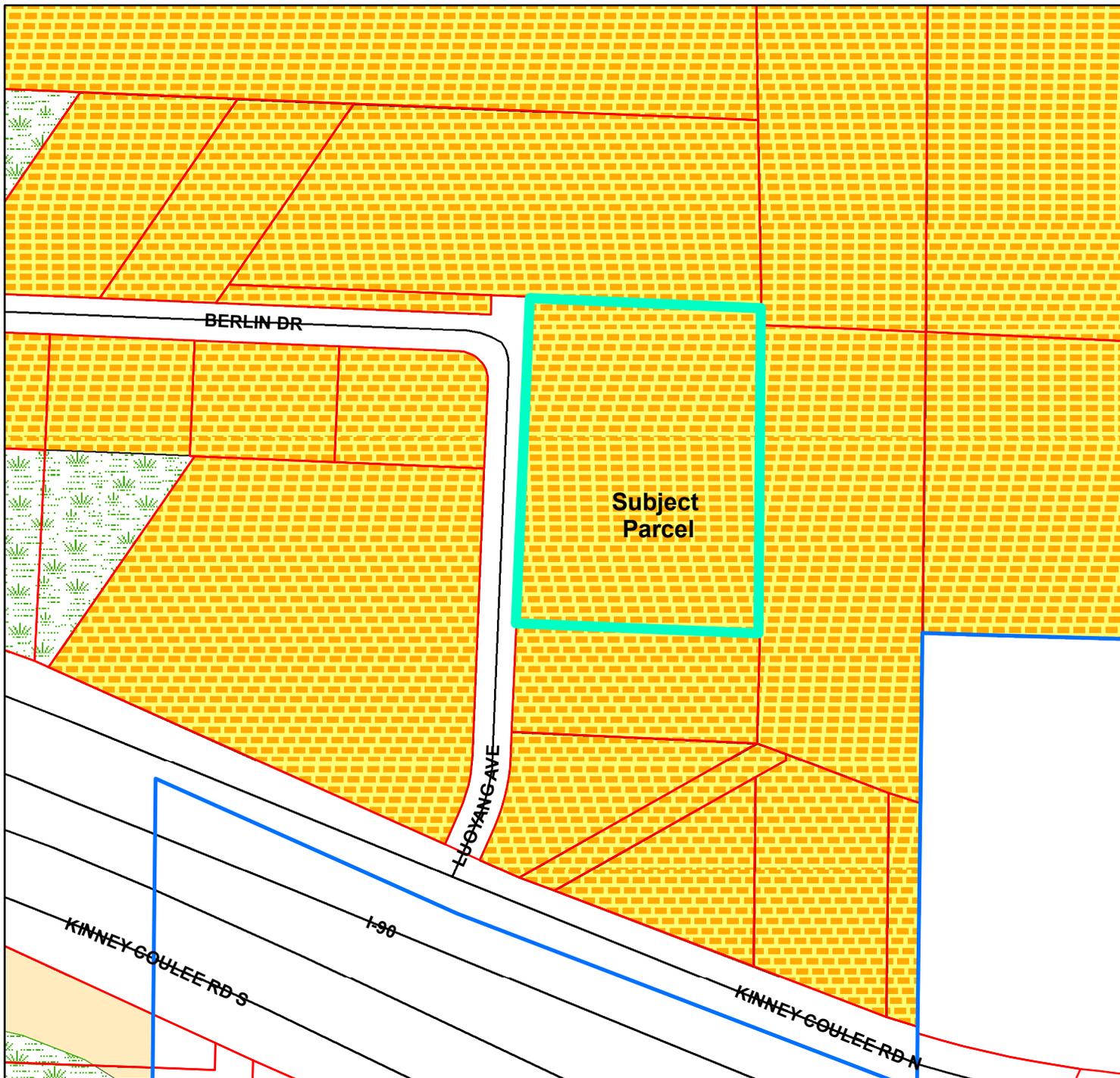
**Routing J&A 1.2.24**



# 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





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