GRAND RIVER • GREAT CITY
La Crosse • Wisconsin

PLANNING AND DEVELOPMENT

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

Below are the proposed amendment changes,underlined and in red:

1. THE PROPERTY.

The following property known as La Crosse International Business Park (the "Park") is made subject to the provisions of these Covenants:

A parcel of land located in the NW1/4 of the SE1/4 of Section 1, T16N-R7W, City of Onalaska, La Crosse County, Wisconsin described as follows: Commencing at the Northeast corner of Lot 1 of CSM in Volume 17, Page 33 (Document #1690333); thence N 2°33'40" W, 175' more or less to the Southerly right of way line of State Highway 16; thence Westerly along said Southerly line, 132 feet more or less; thence continuing along said Southerly right of way line 382 feet to the Northeast corner of said Lot 1; thence along the North line of said Lot 1, S 87°30'52" E, 452.20 feet to the point of beginning.

And

Lot 1 of CSM in Volume 17, Page 33 (Document #1690333) located in the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 1, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin.

And

A parcel of land located in the SW1/4 of the SW1/4 of Section 1, T16N-R7W, and in the NW1/4 of the NW1/4, SW1/4 of the NW1/4, SE1/4 of the NW1/4, NW1/4 of the SW1/4, and NE1/4 of the SW1/4 of Section 12, T16N-R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows: Commencing at the South 1/4 Corner of said Section 12; thence N0°01'49"W, along the East line of the Southwest Quarter of Section 12 a distance of 1436.53 feet to an intersection with the North right-of-way line of Interstate Highway "90" (also being the North line of North Kinney Coulee Road); thence N69°51'22"W along said right-of-way line a distance of 731.74 feet to the point of beginning; thence continuing N69°51'22"W along said right-of-way a distance of 77.32 feet; thence N66°37'47"W along said right-of-way line a distance of 842.02 feet; thence 611.58 feet northwesterly along said right-of-way on the arc of a 7920-foot radius curve which is concave to the Southwest and the long chord of which measures 611.42 feet and bears N72°22'47"W; thence N71°20'37"W along said right-of-way line a distance of 558.58 feet to the West line of the SW1/4 of said Section 12; thence N0°07'09"W along said West line a distance of 299.60 feet to the West 1/4 Corner of said Section 12; thence N0°17'14"W along the West line of the NW1/4 of said Section 12 a distance of 1636.59 feet to the relocated South right-of-way line of State Highway "16"; thence (the next nine calls being along the Southerly right-of-way line of said State Highway "16" as monumented by WIDOT and described in Volume 1166 Records, Page 432) N54°56'04"E, along said right-of-way, a distance of 115.74 feet; thence N11°37'29"E, along said right-of-way, a distance of 470.64 feet; thence N32°59'01"E, along said right-of-way, a distance of 129.53 feet; thence N60°16'23"E, along said right-of-way, a distance of 149.94 feet; thence S29°43'14"E, along said right-of-way, a distance of 110.07 feet; thence N60°17'45"E, along said right-of-way, a distance of 150.15 feet; thence N38°26'56"E, along said right-of-way, a distance of 161.58 feet; thence N53°50'04"E, along said right-of-way, a distance of 507.14 feet; thence N63°36'36"E, along said right-of-way, a distance of 74.44 feet; thence S4°47'41"E a distance of 1163.55 feet; thence S63°35'17"W a distance of 537.84 feet; thence S4°47'48"E a distance of 1059.94 feet; thence S88°20'24"E a distance of 804.66 feet; thence S33°57'43"W a distance of 380.06; thence

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 CHARLISE INVESTMENTS, LLC, owner of Lot(s) 3, I hereby consent to the proposed amendment to the Declaration of Protective Covenants for the La Crosse International Business Park, La Crosse, WI.

Dated 9/26/18

Signature: _____

Printed Name: JAMES R. MCDONALD

Title: MEMBER

This vote must be received by the City Clerk via email (lehrket@cityoflacrosse.org) or mail by the end of the business day on November 7, 2018.

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

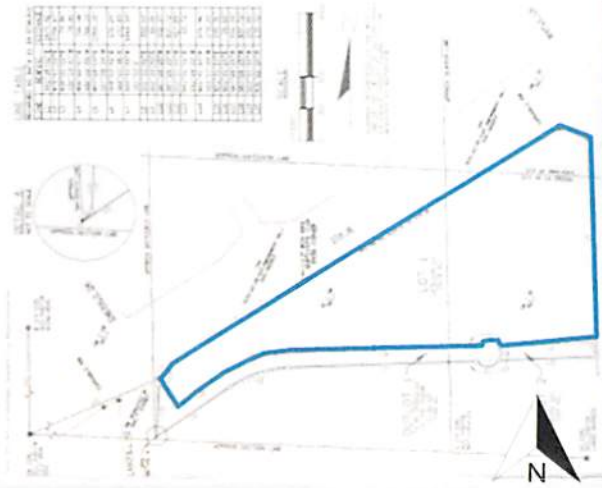
Please also send a copy to me via email at schnicka@cityoflacrosse.org. I can also be contacted at 608-789-8321 with any comments or questions regarding this amendment application.

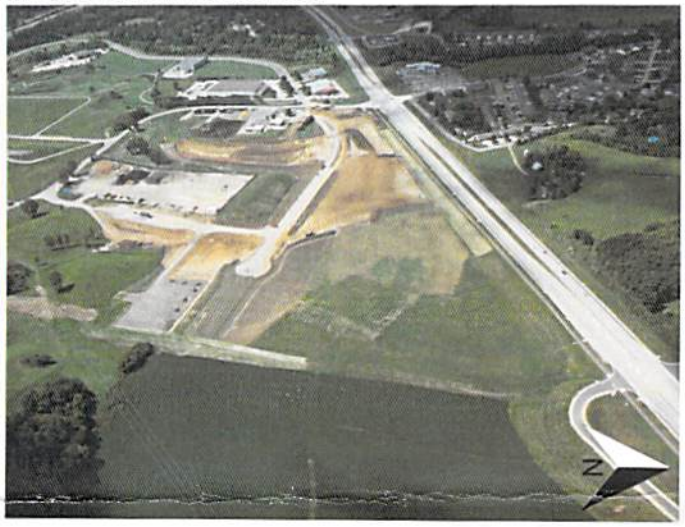
Regards,

Andrea Schnick

Andrea Schnick
Economic Development Planner

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