



CITY PLANNING DEPARTMENT

CITY OF LA CROSSE, WISCONSIN

May 23, 2007

Steve O'Malley, County Administrator
La Crosse County Administrative Center
400 4th Street North, Room 1170
La Crosse, WI 54601

Subject: Request of the City of La Crosse to amend the Covenants of the La Crosse International Business Park concerning Lots 1-4 and two other administrative changes.

Dear Steve:

At their May 10th meeting, the La Crosse Common Council approved the attached resolution concerning several amendments to the Covenants of the La Crosse International Business Park (LIBP).

Retail as a Permitted Use on Lots 1 through 4

Since the inception of the LIBP, the allowance of retail uses has been a regular request for Lots 1 through 4 due to their size, which range from 0.64 to 0.98 acres, location and visibility relative to Highway 16. Lots 1 & 2 were combined and have been developed by Decker Floor to Ceiling for wholesale, distribution and some retail service uses. Lot 3 has been developed for pet related services. Lot 4 remains undeveloped at this time.

The City has analyzed the permitted uses for Lots 1 through 4 of the LIBP and believes that allowing retail as a permitted use makes sense from a land use and economic perspective.

Setting a Deadline date for submittal of plans

This amendment sets a consistent deadline for when plans are due to the City Plan Commission for review and action. Prior to Common Council action, there was no set deadline for submittals which made review by staff very challenging.


Encouraging Rain Gardens for Stormwater Management

The third amendment formalizes language within the Covenants to encourage, but not mandate, the use of rain gardens as another option for stormwater management of individual lots within the LIBP.

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International Business Park Covenants Amendment
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If you have any questions or require additional information, please let me know.

Sincerely,



Lawrence J. Kirch, AICP
Director of Planning

C: Mayor Johnsrud
Stephen Matty, City Attorney
William Shepard, County Corporation Council
Charlie Handy, County Planner

COMMITTEE REPORT

Your Judiciary and Administration Committee having under consideration the annexed resolution amending certain portions of the *Declaration of Protective Covenants* for the La Crosse International Business Park, and said matter having been referred to the City Plan Commission and same having made and filed its report thereon, recommends the same be adopted as amended.

Respectfully submitted,

Richard P. Becker, Chmn.
Tom Sweeney
Jacie Gamroth
Jim Bloedorn
Dorothy Lenard
Bruce Ranis

REPORT AND
RESOLUTION ADOPTED
MAY 10 2007
BY COUNCIL

MAY 15 2007

RT
JK ✓
Atty

File # 2007-05-021

AMENDED RESOLUTION

WHEREAS, on August 13, 1998 the Common Council of the City of La Crosse adopted the original *Declaration of Protective Covenants* for the La Crosse International Business Park (LIBP) which set the standards for development of the LIBP including permitted and precluded uses, land/building ratios, building materials, landscaping, drainage and erosion control, among other things; and

WHEREAS, the Common Council of the City of La Crosse has adopted numerous amendments over the years to the *Declaration of Protective Covenants* of the LIBP to deal with unique issues on individual lots such as the land/building ratio, signage, permitted and precluded uses, and building setbacks, to name a few; and

WHEREAS, there have been a number of issues raised during the past nine years concerning allowing retail as a permitted use especially on Lots 1 through 4 which front on Highway 16, revising the process for the submittal of plans, and for dealing with storm water run-off through the use of rain gardens and other innovative approaches, to name a few; and

WHEREAS, there is a current request to amend the *Declaration of Protective Covenants* of the LIBP for Lot 3 in order to allow retail as a permitted use; and

WHEREAS, after careful consideration and analysis the City Plan Commission recommends several amendments to the *Declaration of Protective Covenants* for the La Crosse International Business Park.

NOW THEREFORE BE IT RESOLVED, that the Common Council of the City of La Crosse hereby amends Sections 2.A. Permitted Uses and 2.B. Precluded Uses of the *Declaration of Protective Covenants* for the La Crosse International Business Park to allow retail as a permitted use on Lots 1 through 4 only.

BE IT FURTHER RESOLVED, that the Common Council of the City of La Crosse hereby amends Section 3.A. Application Procedure of the *Declaration of Protective Covenants* of LIBP to

set the deadline for receipt of application plans to coincide with the monthly deadline date for submission of materials for the Common Council cycle.

BE IT FURTHER RESOLVED, that the Common Council of the City of La Crosse hereby amends Section 4.J. Drainage and Erosion Control of the *Declaration of Protective Covenants* of LIBP to encourage the use of rain gardens for encouraging storm water infiltration and for managing storm water run-off.

BE IT FURTHER RESOLVED that said *Declaration of Protective Covenants* is hereby approved subject to the City Assessor reassessing the value of Lot 4 as a retail lot and also reassessing Lots 1-3 for taxing purposes.

Typed: 5-2-07

Approved: