 RESOLUTION # <u>46-3/24</u>	ITEM # <u>3-15</u>	PWI COMMITTEE ACTION	EXECUTIVE COMMITTEE ACTION
	BOARD ACTION Adopted: <u>✓</u> For: <u>27</u> Against: <u>1</u> Abstain: <u>0</u> Abs/Excd: <u>1</u> Vote Req: <u>1</u> Other Action: <u>-</u> <u>1 Vacant - Dist 1</u>	Adopted: <u>✓</u> For: <u>9</u> Against: <u>0</u> Abstain: <u>0</u> Abs/Excd: <u>0</u>	Adopted: <u>✓</u> For: <u>9</u> Against: <u>0</u> Abstain: <u>0</u> Abs/Excd: <u>0</u>

TO: HONORABLE MEMBERS OF THE LA CROSSE COUNTY BOARD OF SUPERVISORS

RE: APPROVAL OF AMENDMENTS TO LA CROSSE INTERNATIONAL BUSINESS PARK DECLARATION OF PROTECTIVE COVENANTS

WHEREAS, the City of La Crosse received a request from Advanced Fiber Pro, property-owner for Lots 22, 23, & 24, to amend the Declaration of Protective Covenants in the International Business Park in regards to Section 5C Parking Location, Section 4G Freight Handling, and Section 4K Building Materials; and

WHEREAS, Advanced Fiber Products is continuing to experience ongoing business growth and needs to expand its facility to accommodate this continued growth; and

WHEREAS, given the restrictions of the covenants and the site itself, the covenant amendments as outlined in the attachment to this resolution are needed to allow for the facility expansion; and

WHEREAS, The City of La Crosse has received written approval from the majority of International Business Park Owners' agents and

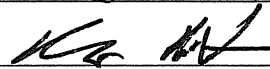
WHEREAS, the Common Council of the City of La Crosse approved the requested amendments in January of 2024; and,

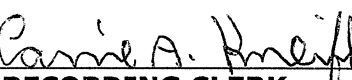
WHEREAS, if either the City Council or the County Board reject the proposed amendments to the protective covenants the proposed amendments will not be allowed; and,

WHEREAS, the requested amendments are consistent with the stated purpose of the Covenants to provide for the orderly and attractive grouping of service, manufacturing and other industrial buildings and operations and are not adverse to the interests of La Crosse County.


NOW THEREFORE BE IT RESOLVED, that the La Crosse County Board does hereby approve amendment of the La Crosse International Business Park Declaration of Protective Covenants as proposed by the City of La Crosse.

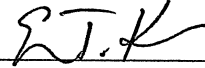
FISCAL NOTE: No cost to La Crosse County.

Date: 3-11-24


COMMITTEE CHAIR


RECORDING CLERK

Date: 3-13-24


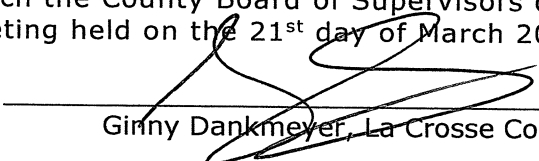
COMMITTEE CHAIR


RECORDING CLERK

	Reviewed Only	Recommended	Not Recommended	
Co. Admin.	<u>[Signature]</u>	_____	_____	Requested By: Charlie Handy Date Requested: February 10, 2024 Drafted By: Corporation Counsel
Fin. Director	<u>[Signature]</u>	_____	_____	
Corp. Counsel	<u>[Signature]</u>	_____	_____	
Board Chair	<u>[Signature]</u>	_____	_____	

Adopted by the La Crosse County Board this 21 Day of March, 2024

STATE OF WISCONSIN
 COUNTY OF LA CROSSE
 I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original resolution required by law to be in my custody and which the County Board of Supervisors of La Crosse County adopted at a meeting held on the 21st day of March 2024.



 Ginny Dankmeyer, La Crosse County Clerk



Zoning, Planning & Land Information Dept.

County Administrative Center
212 6th Street North
La Crosse, WI 54601

Phone: 608-785-5792

Fax: 608-785-5922

Email: chandy@lacrossecounty.org

Website: www.co.la-crosse.wi.us/economicdevelopment

LA CROSSE COUNTY

MEMORANDUM

Date: March 4, 2024
To: Public Works and Infrastructure Committee
From: Charlie Handy, Community Development Manager
RE: Amendments to La Crosse International Business Park Declaration of Protective Covenants

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

Section 5C LOCATION.

No parking shall be permitted within forty (40) feet of a dedicated or reserved public street, unless expressly permitted herein, nor within five (5) feet of the side property lines of any Site. Except for lot 22 which allows for a screened parking lot, as is described in Section 5D herein, within forty (40) feet of a dedicated or reserved public street on the west side of the northern building.

Section 4G FREIGHT HANDLING.

All freight shall be handled on those sides of a building that do not face a street. Outside loading docks shall not be constructed facing any street unless the face of the truck unloading is one hundred (100) feet from the street line or the lot is bounded by two (2) or more streets in which case an exception may be made at the sole discretion of the Plan Commission or Site Plan Review Committee. Except for lot 22, which allows for the west facing loading dock on the northern building to be 80 feet from the street line, and to allow for trucks to be in the dedicated or reserved area only during loading and unloading.

Section 4K BUILDING MATERIALS.

One hundred percent (100%) of the permanent walls of any building when facing a street and extending twenty (20) feet on either side shall be faced with decorative masonry approved by the Plan Commission or Site Plan Review Committee. For the purpose of this restriction standard, light weight or cinder concrete block are not considered decorative masonry. Dry-vit or other plaster products and decorative brick wainscoating are not considered decorative masonry, however, dry-vit and decorative masonry may be combined up to a 50/50 ratio to make up the one hundred percent (100%) of the building frontage requirement. The use of glass in lieu of brick on the front of buildings is permitted where office space is provided. Except as otherwise provided herein, the sides and rear of all buildings shall be of masonry brick or decorative concrete panels for the first eight (8) feet from the ground and the remainder of the building shall be of any material approved by the Plan Commission or Site Plan Review Committee. Where concrete block masonry is used, it shall be painted with two (2) coats of paint or shall be of decorative pattern block or other decorative treatment of plain block approved by the Plan Commission or Site Plan Review Committee. All faces of all buildings must be kept in good repair and appearance at all times. Except for the northern building on lot 22

which removes the decorative materials requirement on the part of the building above the west facing office area and the eight (8) feet from ground requirement on the sides and rear of the building, instead allowing for two-toned steel siding.

Reasons for Request:

Advanced Fiber Products is continuing to experience ongoing business growth and needs to expand its facility to accommodate this. Given the restrictions of the site itself, the above covenant amendments are needed to allow for the facility expansion. The City Planning Department and Advanced Fiber Pro have the proposed site and architectural plans available to review upon request.

Resolution amending the Declaration of Protective Covenants for the La Crosse International Business Park with respect to Lots 22, 23, & 24 at 2970 Luoyang Ave.

RESOLUTION

WHEREAS, the City of La Crosse received a request from Advanced Fiber Pro, property-owner for Lots 22, 23, & 24, to amend the Declaration of Protective Covenants in the International Business Park in regards to Section 5C Parking Location, Section 4G Freight Handling, and Section 4K Building Materials; and

WHEREAS, Advanced Fiber Products is continuing to experience ongoing business growth and needs to expand its facility to accommodate this continued growth; and

WHEREAS, given the restrictions of the covenants and the site itself, the aforementioned covenant amendments are needed to allow for the facility expansion; and

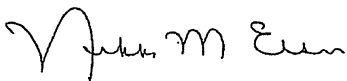
WHEREAS, the process for amending the covenants is in Section 14B, Amendment of Covenants and is outlined in the attached letter dated November 16, 2011 from the City Attorney to the International Business Park Owners; and

WHEREAS, in addition to receiving written approval from the majority of International Business Park Owners' agents and the County of La Crosse, the vote of the City shall be determined by this resolution of the Common Council.

BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby approves the covenant amendments outlined in the International Business Park Protective Covenant update dated 12-15-23.

BE IT FURTHER RESOLVED that the Director of Planning & Development is hereby authorized to take any and all steps to implement this resolution.

I, Nikki M. Elsen, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on January 11, 2024.



*Nikki M. Elsen, WCMC, City Clerk
City of La Crosse, Wisconsin*