

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
December 4, 2017**

➤ **AGENDA ITEM – 17-1544 (Andrea Schnick)**

Resolution declaring certain property located at 604 2nd St. S. (parcel #17-30103-30) as surplus property.

➤ **ROUTING:** F&P

➤ **BACKGROUND INFORMATION:**

There has been interest from the adjacent property owner in purchasing this lot for development to expand business. The property is zoned Heavy Industrial, as is the adjacent property. It is part of TIDs 6 and 11.

➤ **GENERAL LOCATION:**

Downtown, on 2nd Street between the Cameron and Cass Street bridges.

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

This item was approved by the Board of Public Works on October 23, 2017.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

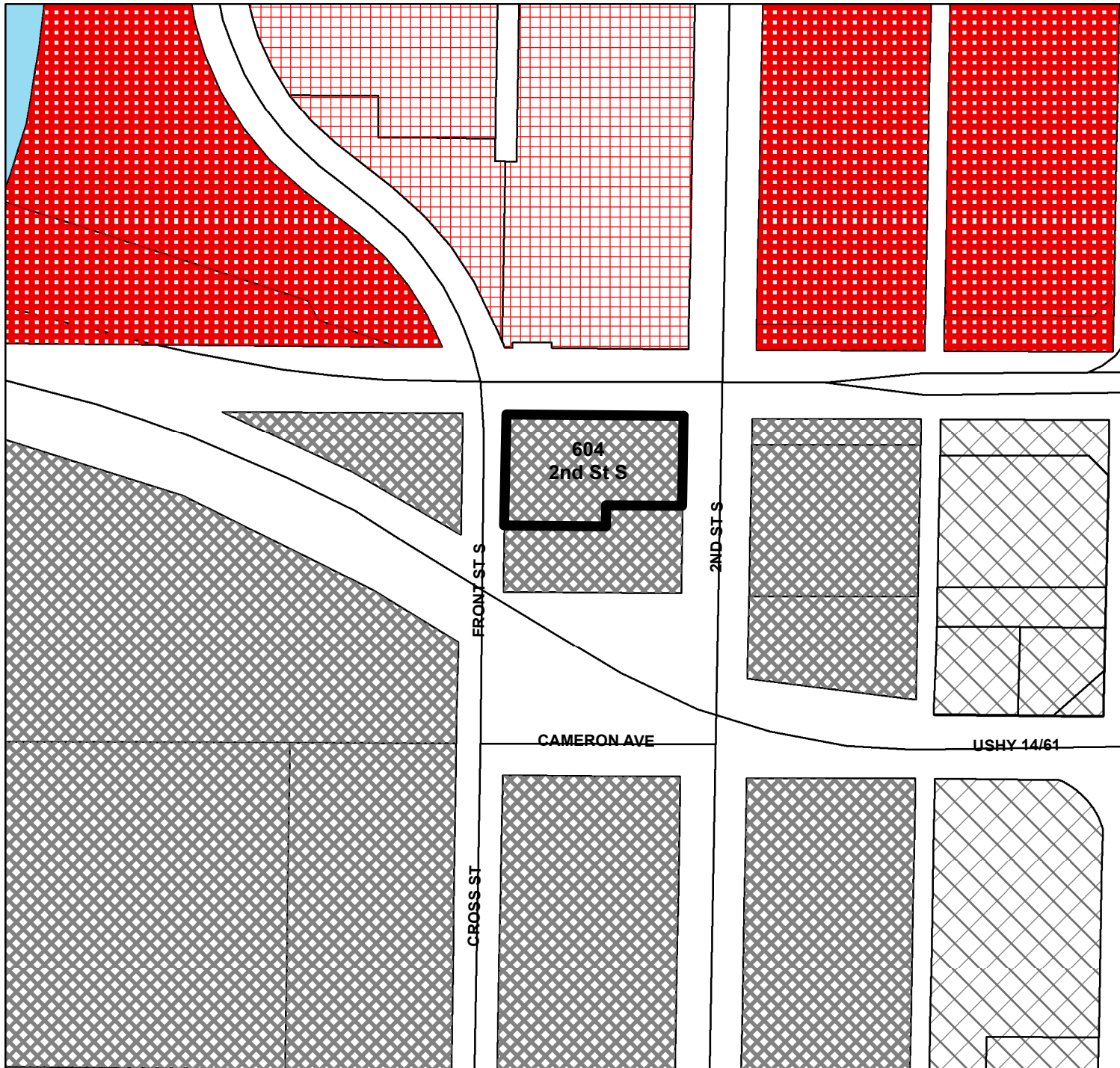
The future land use map indicates this area as “Downtown” which is defined as allowing and promoting “high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings. High priority is placed on providing attractive public amenities with strong pedestrian orientations.” and, among others, a corresponding zoning district of Light Industrial.

The City Vision 2020 Plan indicates a recommended use of Office 4-8 stories. The adjacent building, which will remain a part of the development, is 3 stories with historic characteristics.

➤ **PLANNING RECOMMENDATION:**

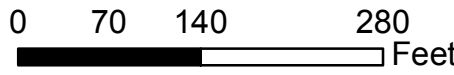
Planning Staff recommends approval of the resolution declaring this surplus land. Per the surplus land policy, once approved by the Common Council, this land is to be advertised for sale on the website due to its industrial use and it also requires a “For Sale” sign on the property. Due to there being an interest in the purchase by an abutting property owner, it will also be advertised in the *La Crosse Tribune* newspaper.

After this process is completed and offers have been received, then the purchase will be considered by the Board of Public Works.


























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
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