

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 26, 2018**

➤ **AGENDA ITEM – 17-1599 (Andrea Schnick)**

Resolution approving the sale of City-owned land to Steve and Barbara Rendler.

➤ **ROUTING:** F&P

➤ **BACKGROUND INFORMATION:**

This item was referred for 60 days by the City Plan Commission on January 2, 2018.

This parcel is zoned R-1. 95% of the property is in the 100-year flood zone and therefore no structure could be built on the parcel until the property is raised out of the flood zone with 2-3 feet of fill. The assessor's office has estimated the price of this to be \$1.70/square foot = \$39,000. The requirement of a sewer easement and the need for fill, therefore limiting the development of this property, was considered by the Assessor.

This parcel was advertised as for sale on the City of La Crosse website, in the *La Crosse Tribune*, and with a sign on the site. Offers were accepted through February 12, 2018.

The Board of Public Works reviewed the three bids received at the 2/19/18 meeting and chose to not move forward on the sale of this property.

➤ **GENERAL LOCATION:**

This property fronts Moore Street and Liberty Street as depicted on MAP17-1599. It is in City Council District 1 and part of the Logan Northside Neighborhood Association.

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

This item was referred by the City Plan Commission on 12/4/17, and by the Common Council on 12/14/17 and again on 1/11/18. This property was declared surplus by the Board of Public Works on 10/30/17 as item 17-1498. Sale of the land was considered at the 2/19/18 BPW meeting where it was decided not to move forward with the sale.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The future land use map indicates this area as Single Family Residential, which is the current zoning.

➤ **PLANNING RECOMMENDATION:**

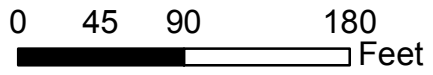
Planning Staff recommends denial of this item. The Assessor's estimation of the assessed value of \$39,000 was considered when deciding not to move forward as the bids received were significantly less than this value.

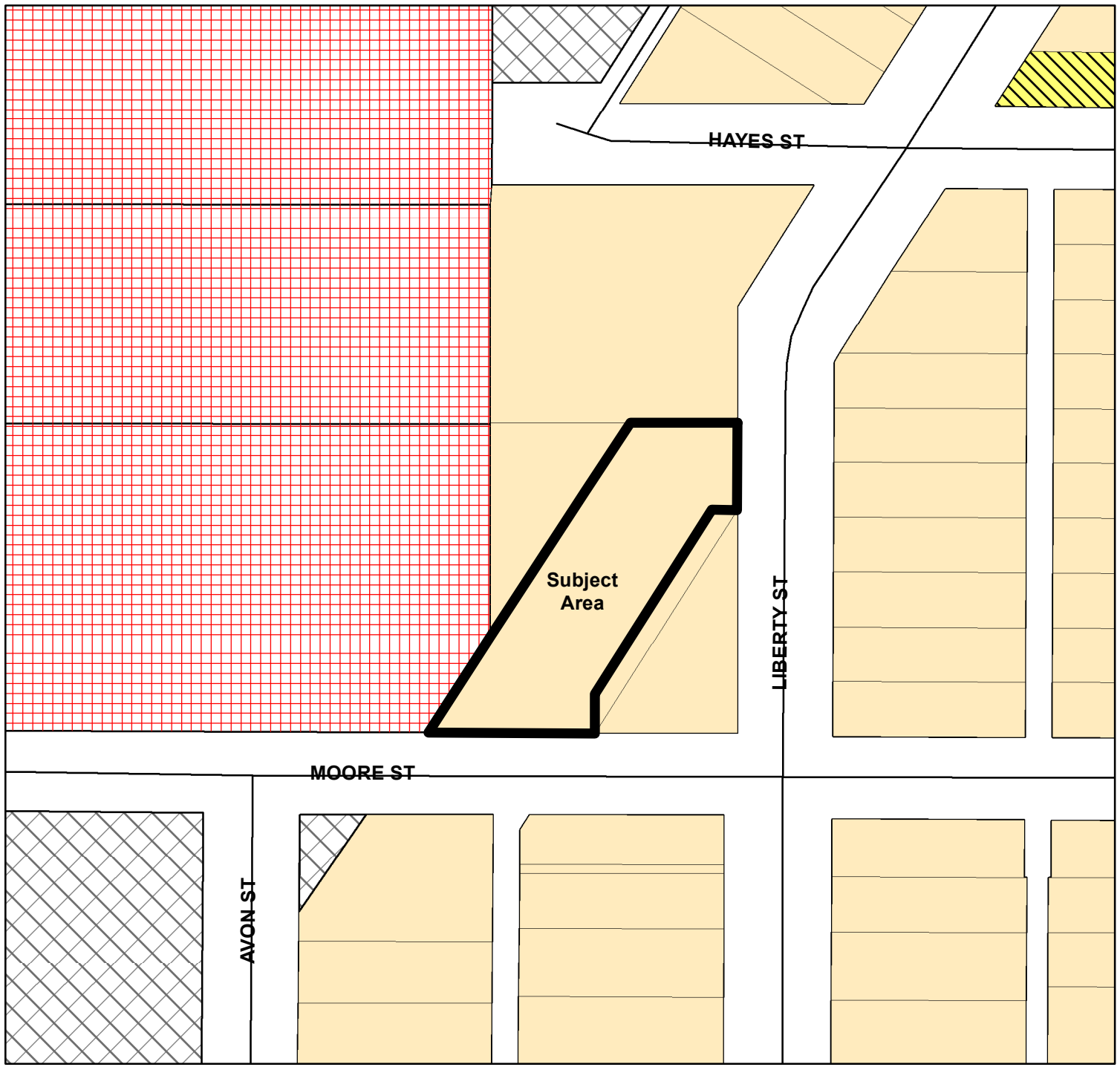


BASIC ZONING DISTRICTS

| | |
|---|---------------------------|
|  | 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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