

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
January 2, 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 30 days by the City Plan Commission on December 4, 2017.

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.

The Rendlers have expressed interest in purchasing the land but have not yet agreed to a price as they have been waiting to hear from the City on it being deemed sellable.

➤ **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, 2017 and by the Common Council on 12/14/17. This property was declared surplus by the Board of Public Works on 10/30/17 as item 17-1498. It has not yet been declared surplus by the Common Council.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

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

➤ **PLANNING RECOMMENDATION:**

The surplus land policy for this parcel would be:

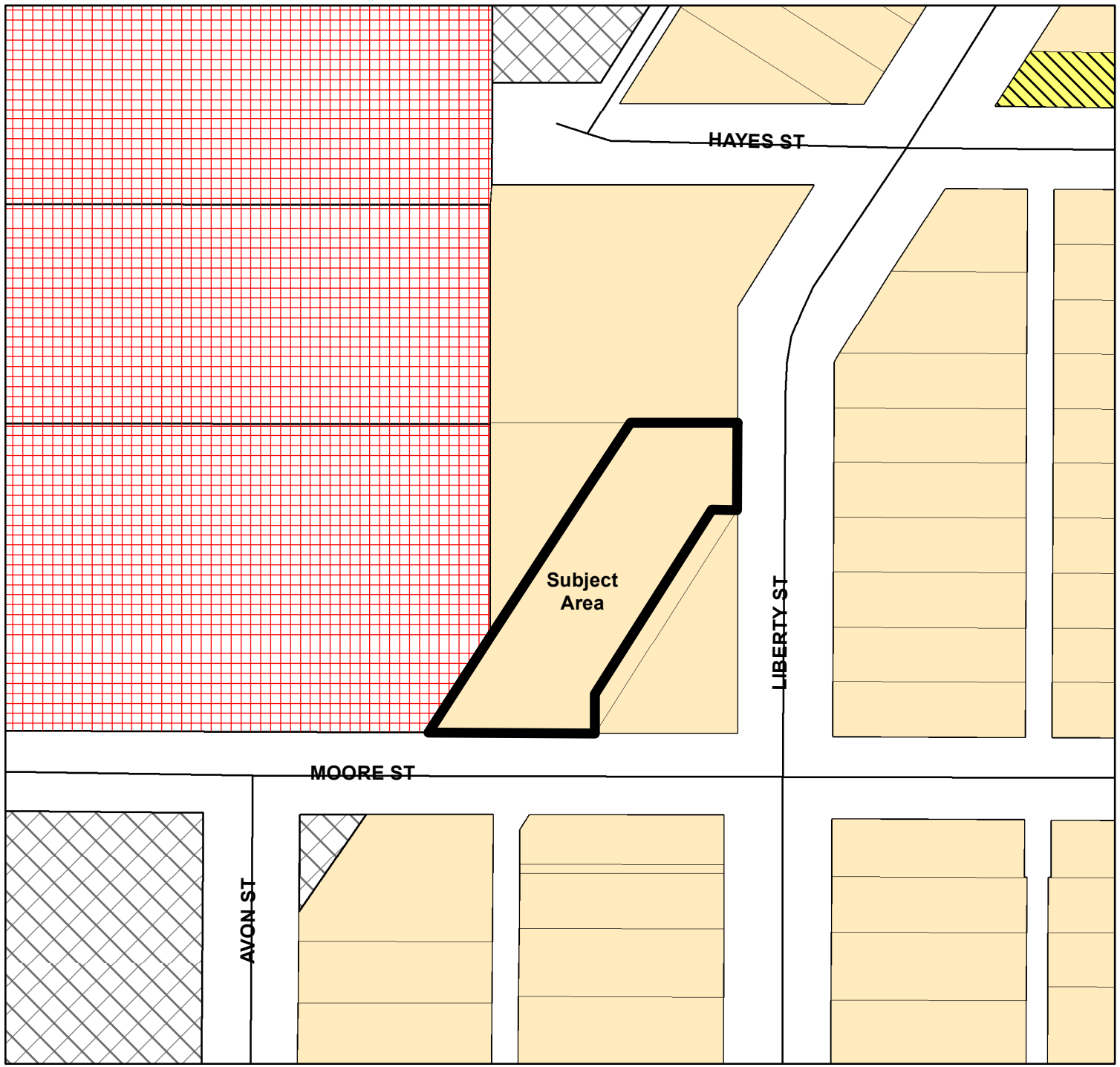
1. Property may only be offered for sale if it is first determined to be “surplus” by the Board or Committee that oversees such land and the Common Council.
  - **It has been declared surplus by the board of Public Works but not yet by the Common Council.**
2. It shall be up to each Department to advertise “surplus” property under its jurisdiction and a “For Sale” sign with contact information is also required to be physically placed on the property.
  - **It has not been advertised with a sign on the property.**

The Policy Exceptions are:

1. This policy shall not apply to lands that are deemed of local interest such as a parcel smaller than 7,200 square feet or a remnant parcel created as a result of a highway construction project, or remnant parcels that would only have an interest by the abutting property owner. These parcels are however, required to be advertised via a legal advertisement in the La Crosse Tribune.
  - **This parcel is 23,217 square feet.**
  - **If this is a remnant parcel only of interest to the abutting property owner, it still has not been advertised.**
2. This policy does not apply to land sold to non-profit entities or corporations for municipal public purpose.
3. This policy does not apply to land in the City’s industrial parks, or land sold for industrial purposes, or land sold by the Redevelopment Authority where Wisconsin Law otherwise authorizes sale of industrial or Redevelopment Authority lands, however, such lands shall be advertised on the City Website, as well as with signage on the property.
  - **This parcel is zoned Residential**
4. This policy does not apply to newly construction housing under the Housing Replacement and Replacement Housing programs since required advertising is overseen by the Housing Rehabilitation Review Board.
5. This policy does not apply whereas otherwise provided by law or unless otherwise directed by Council Resolution.

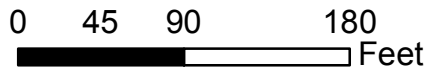
**Planning Staff recommends referral of this item as it has not yet been declared surplus by the Common Council, has not been advertised, and a sale price has not been agreed upon. Staff recommends referral to allow for the above requirement steps to take place.**

Declaration of the property as surplus, resolution 17-1737, will be voted on by the Common Council at the January 11, 2018 meeting. Advertisement of the property in the *La Crosse Tribune*, and on the property will begin around January 17, and it is recommended to allow for at least one month for offers to be considered, therefore bringing this to the Plan Commission again at the February 26, 2018 meeting.



## 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
- SUBJECT PROPERTY





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