

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 4, 2016**

➤ **AGENDA ITEM - 16-0271 (Jason Gilman)**

Resolution authorizing the sale of surplus land to Dahl Automotive.

➤ **ROUTING:** J&A Committee

➤ **BACKGROUND INFORMATION:**

This request is to consider an offer from Dahl Automotive to purchase a narrow parcel of land containing 6,400+ sf along the southern edge of the Abra Auto Body property at 1 Copeland Avenue and depicted on attached **Lease Drawing and Description**.

➤ **GENERAL LOCATION:**

Southern edge of the parcel at 1 Copeland Avenue, just north of the La Crosse River.

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

The Board of Public Works met on this agenda item on Monday, March 21 and recommended acceptance of the resolution and offer contingent upon an offer to purchase agreement that includes the City's ability to purchase the property back for the same price as the current offer.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This parcel is shown as high intensity retail-office-housing with adjacency to wetlands.

➤ **PLANNING RECOMMENDATION:**

The Riverside North Master Plan shows this area as a Commercial and Riverfront Neighborhood Land Use with a trail system and site feature. The parcel Dahl Automotive would like to purchase includes improvement encroachments Dahl Automotive has made on the parcel, including fencing and parking. The area abutting the parcel to the south and toward the river contains roughly 45 feet of space between the high risk flood zone and likely wetland areas and the edge of the parcel. If Dahl were to remain on the site post-redevelopment of the Riverside North development, the City would have to use this 45 foot area for the trail linkage to Copeland Avenue per the adopted master plan. **The Planning Department recommends approval of the resolution subject to the Board of Public Works recommendation to allow the City to buy-back the parcel, should the City be interested in the future for the same price as the sale.**