

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
September 5, 2017**

➤ **AGENDA ITEM - 17-1193 (Jason Gilman)**

Resolution approving the sale of City owned surplus land to Hydrite Chemical Co. to assist in the facilitation of an expansion project at 701 Sumner Street (Tax Parcel 17-10016-80).

➤ **ROUTING:** BPW, F&P

➤ **BACKGROUND INFORMATION:**

In 2016, Hydrite approached the City to purchase the parcel adjacent to their facility which includes their existing parking lot (leased by the City) along St. Cloud Street just south of Copeland Park and Loggers Field. The acquisition will facilitate a planned office expansion by Hydrite and will place their off street parking in the company's ownership, with subleases for the Loggers. Additionally, a 60 foot strip of land just west of the existing paved surface was requested for truck staging. This 60 feet was removed from a separate lease with Hanke, Inc. for the northside municipal terminal, with no concerns from Hanke.

The BPW took action on this item in January of 2017, accepting the offer from Hydrite Chemical in the amount of \$350,000 for the parcel that contains the existing parking lot and a 60' edge to west of that parking lot for a total of 41,400 square feet subject to the following requirements: - 30' easement for force main 15' on center, - 40' easement for gravity main 20' on center, - City's ability to renegotiate and settle the Hanke terminal lease, - If a flood protection berm is developed, it will need to be on the Hydrite property being purchased, - Hydrite is authorized to do the environmental study phase 1 and 2 prior to purchase, - Design review will be required for improvements.

➤ **GENERAL LOCATION:**

300 St. Cloud Street parking lot and 60 foot turf area to the west of the parking lot across from Loggers Field.

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

BPW recommendation for approval on 1-17-17.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The proposed expansion of Hydrite would be consistent with the Comprehensive Land Use recommendation for this site as General Industry.

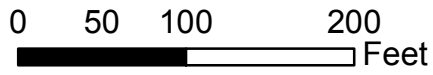
➤ **PLANNING RECOMMENDATION:**

**The sale of this surplus property to Hydrite is recommended for approval subject to the same conditions recommended 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
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- A1 - AGRICULTURAL
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- City Limits
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