

**Agenda Item 24-1182 (Lewis Kuhlman)**

AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (1612 Nakomis Ave. - Schmidt).

**General Location**

Campbell, a little less than half a mile north of Clinton St. on Nakomis Island, as depicted in Map 24-1182. Adjacent land uses are residential.

**Background Information**

The owner petitioned to annex this 14,375 sq. ft. parcel to La Crosse because they had an emergency where they needed to connect to the City's water and sewer. All adjacent parcels except one across the street are in the city. The parcel's estimated fair market value is \$731,000.

**Recommendation of Other Boards and Commissions.**

The Common Council passed a resolution approving water and sewer connection agreement for property located at 1612 Nakomis Avenue (Leg. File # 24-1178)

**Consistency with Adopted Comprehensive Plan**

This is consistent with the Comprehensive Plan's goal of requiring annexation when connecting to water and sewer.

**Staff Recommendation**

**Approval** – Adjacent landowners are already connected so the petitioner does not require much public investment to connect to existing utilities.

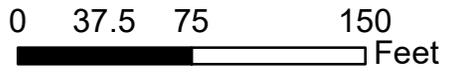
**Routing** J&A 10.1.2024

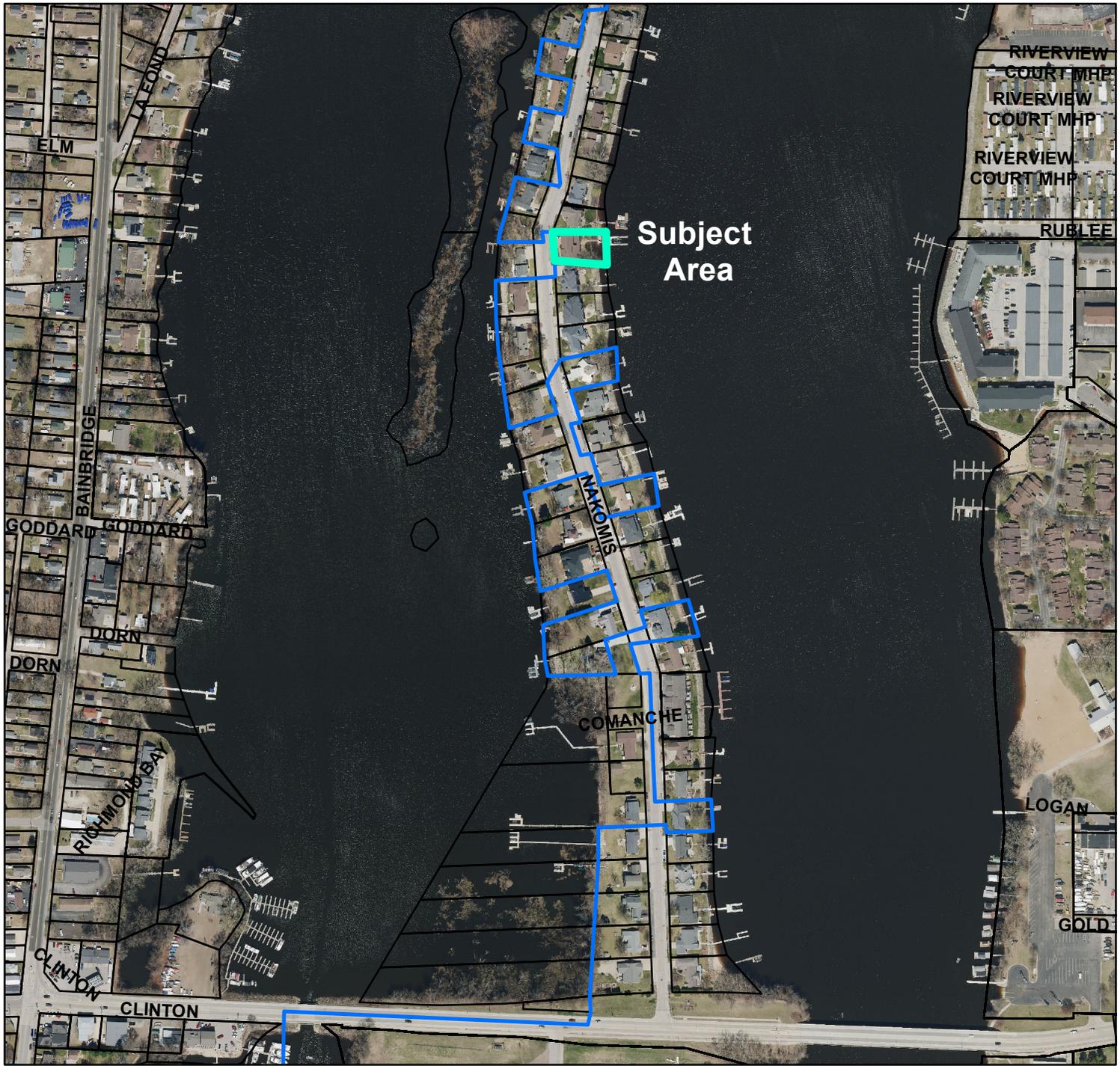


## BASIC ZONING DISTRICTS

	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



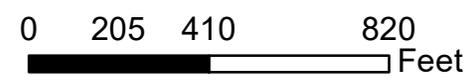




Subject Area

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**PC 24-1181**  
**PC 24-1182**