

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

➤ **AGENDA ITEM - 16-0249 (Tim Acklin)**

Resolution renegotiating the sale of Lot 26 in the La Crosse International Business Park to James J. DeBoer Sr. and Donna J. DeBoer.

➤ **ROUTING:** EDC & F&P Committee

➤ **BACKGROUND INFORMATION:**

The applicant is requesting a renegotiation of the sale price of Lot 26 in the International Business Park depicted in attached **MAP PC16-0249**. After approval by the Common Council in October 2015 for the sale of Lot 26 the applicant discovered that there were no laterals from the utilities located under Louyang Ave to the parcel. The applicant obtained an estimate indicating that the price was approximately \$10,000 to tear up the street, install laterals, and repair the street. The applicant is requesting that the City either reduce the sale price of the lot by the cost of installing laterals or have the City cover the cost of installing the laterals. A letter from the applicant is attached as part of the Legislation.

➤ **GENERAL LOCATION:**

International Business Park.

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

The Common Council approve the sale of Lot 26 at their October 2015 Meeting.

The Economic Development Commission recommended that the City cover the cost of installing the laterals to the property from Louyang Ave with oversight from the City of LA Crosse at their March 24, 2016 meeting.

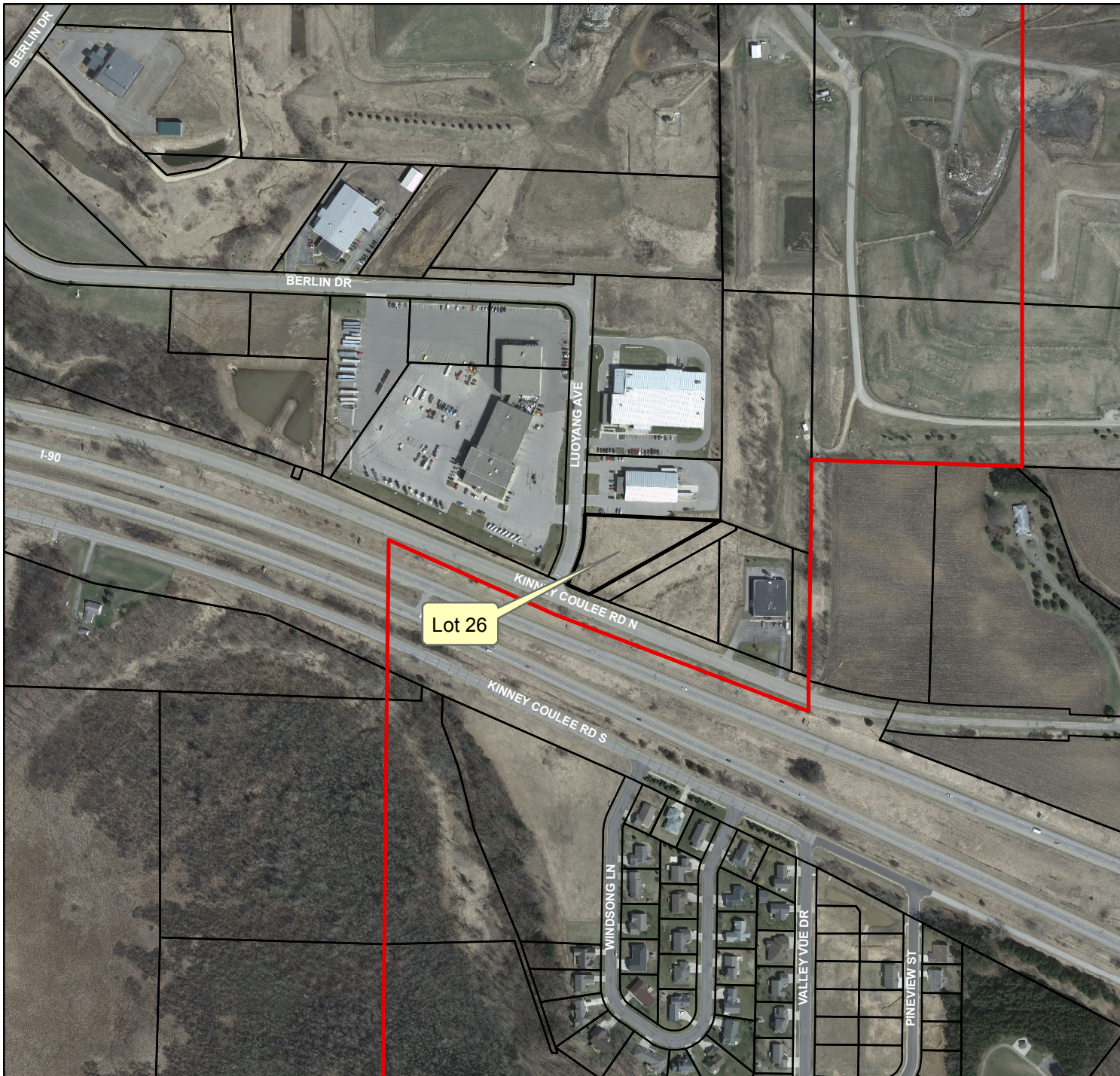
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

N/A
























➤ **PLANNING RECOMMENDATION:**


With the exception of those lots that were sold during the development of the business park there are no laterals installed to any of the parcels. The purchaser of the property has been responsible for installing and paying for the laterals they needed. Laterals

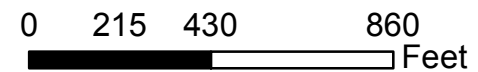
were not installed in this business park as many of the lots were large in size determining where a future building would need them would have been difficult. Staff is concerned that having the City cover the cost of installing the laterals would set a precedent for future negotiations of lot sales for land that is already considered fairly inexpensive to purchase. Staff is also questioning as to why this issue with the lot was not discovered prior to purchasing the lot. Any inquiry to the City would have informed them that there are no laterals to this property. **This Resolution is recommended for denial but approve the original purchase agreement with the amendment that the names James J. Deboer Sr. and Donna J. DeBoer be added.**

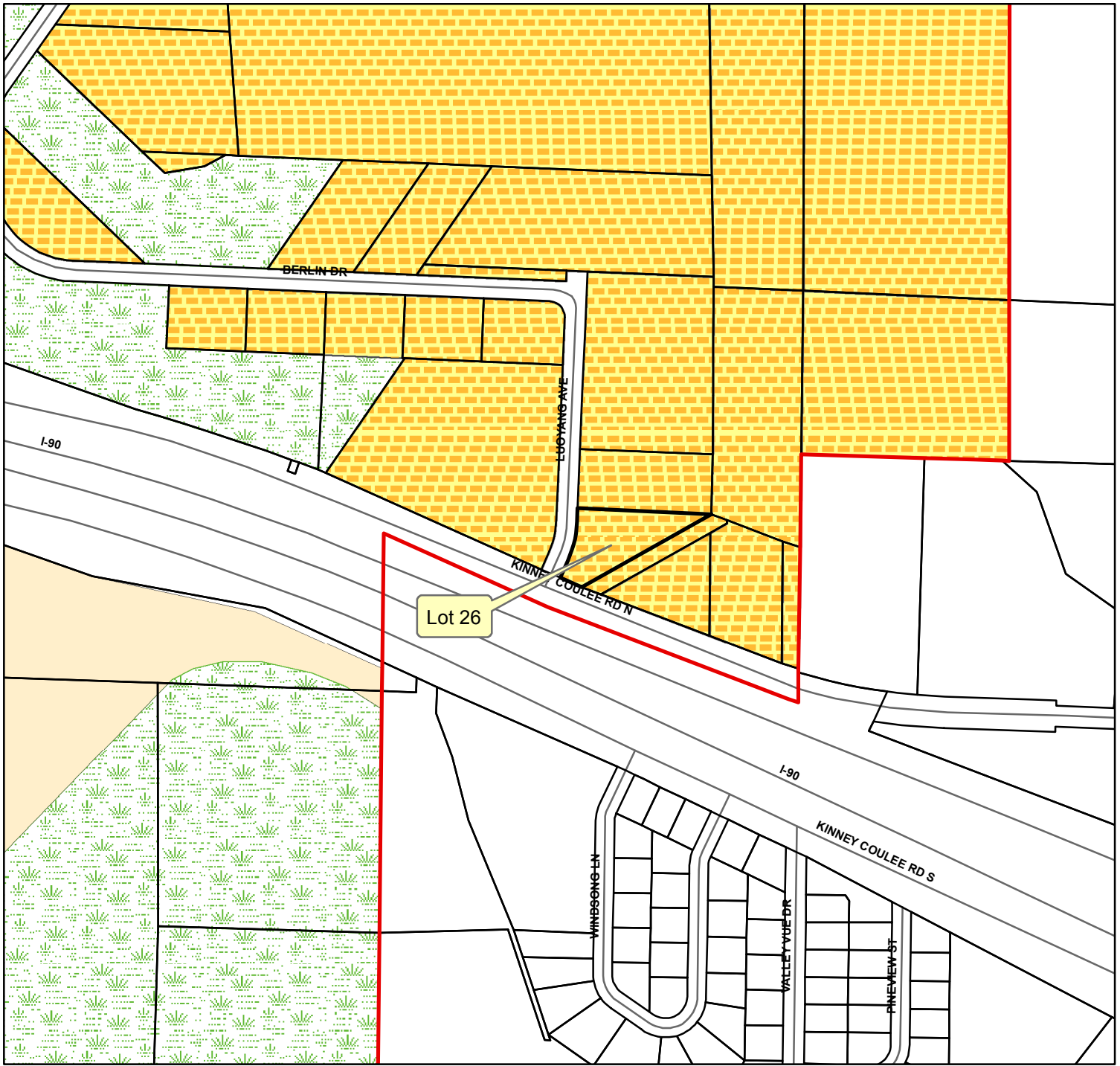


BASIC ZONING DISTRICTS

	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
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	City Limits
	SUBJECT PROPERTY







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