

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 2, 2018**

➤ **AGENDA ITEM – 17-1737 (Andrea Schnick)**

Resolution declaring certain property located at 800 Moore St. (parcel #17-10281-30) as surplus property.

➤ **ROUTING:** F&P

➤ **BACKGROUND INFORMATION:**

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.

There has been interest from the adjacent property owner in purchasing this lot.

➤ **GENERAL LOCATION:**

This property fronts Moore Street and Liberty Street. It is in City Council District 1 and part of the Logan Northside Neighborhood Association.

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

This property was declared surplus by the Board of Public Works on 10/30/17 as item 17-1498.

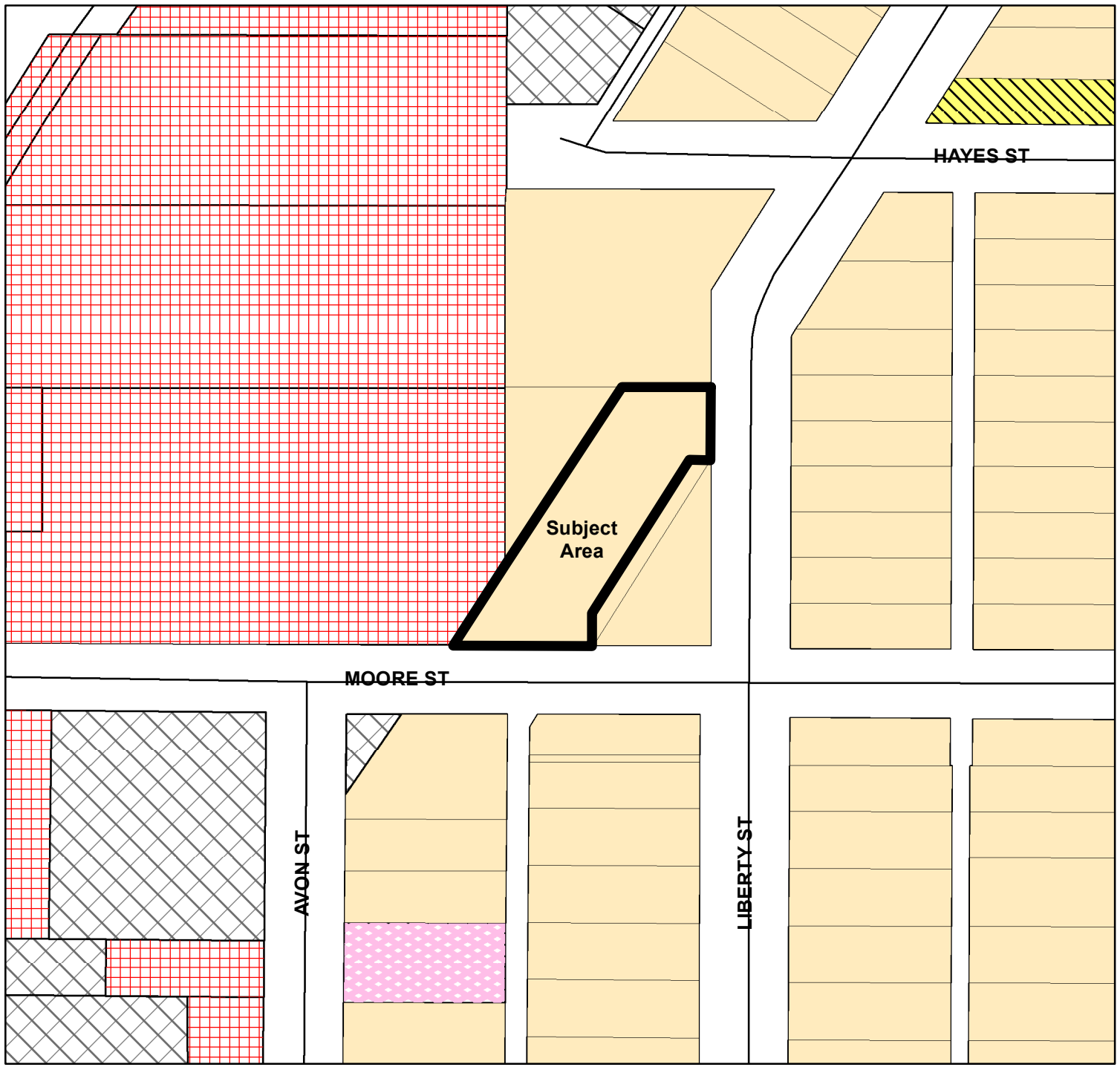
➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

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

➤ **PLANNING RECOMMENDATION:**

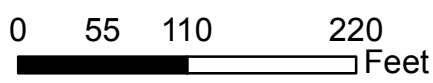
Planning Staff recommends approval of the resolution declaring this surplus land. Per the surplus land policy, once approved by the Common Council, this land is to be advertised for sale on the website and it also requires a "For Sale" sign on the property. Due to there being an interest in the purchase by an abutting property owner, it will also be advertised in the *La Crosse Tribune* newspaper. After this process is

completed and offers have been received, then the purchase will be considered by the Board of Public Works and the Common Council.



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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