

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 29, 2021**

➤ **AGENDA ITEM – 21-1623 (Julie Emslie)**

Resolution authorizing Amended Wisconsin Land Purchase and Sale Contract for Lot 4 on Berlin Drive in International Business Park with Heather & Justin Yahnke.

➤ **ROUTING:** F&P 12.2.2021; Council 12.9.21

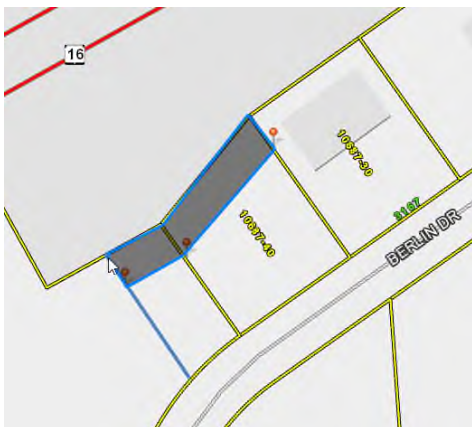
➤ **BACKGROUND INFORMATION:**

In July 2021, the City Council approved the sale of Lot 4 in the International Business Park to Heather & Justin Yahnke. The Yahnke's plan is to relocate their growing business, Heavenly Crossroads Salon & Spa, to this new location. To accommodate their business needs, they intend to construct an approximately 5600 sq ft building at this new location.

Following Council's approval of this sale, City staff worked with the Yahnke's to review and seek CPC approval for building plans and permit. In this process, City staff noted a 50 ft setback requirement from Hwy 16 on the plat. This setback is required by the DOT and restricts any development from occurring in the area. As a result, the developable land on this lot was significantly reduced from approximately .64 acres to approximately .4. *(Note image for buildable land lost on the parcel.)* Due to the loss of over a 1/3 of developable land, as well as the other site/building restrictions stated in the covenants, it became very challenging to build on this Lot, and the sale of the property was stalled.



Staff made a formal request with the DOT to consider reducing the setback, allow for development variances within the setback (such as parking lots, drive aisles, fences/walls, and stormwater management facilities), and/or deed part of the right-of-way to the City to help make the Lot more buildable. All requests were denied.



As such, staff is seeking to add property to the parcel by amending the lot line westward by 80 ft. The immediate parcel to the west is an Outlot and was otherwise not planned for development (or to be taxed). The additional 80 ft will add approximately .3 acres to Lot 4, but approximately only .23 will be developable land due to the DOT setback requirement.

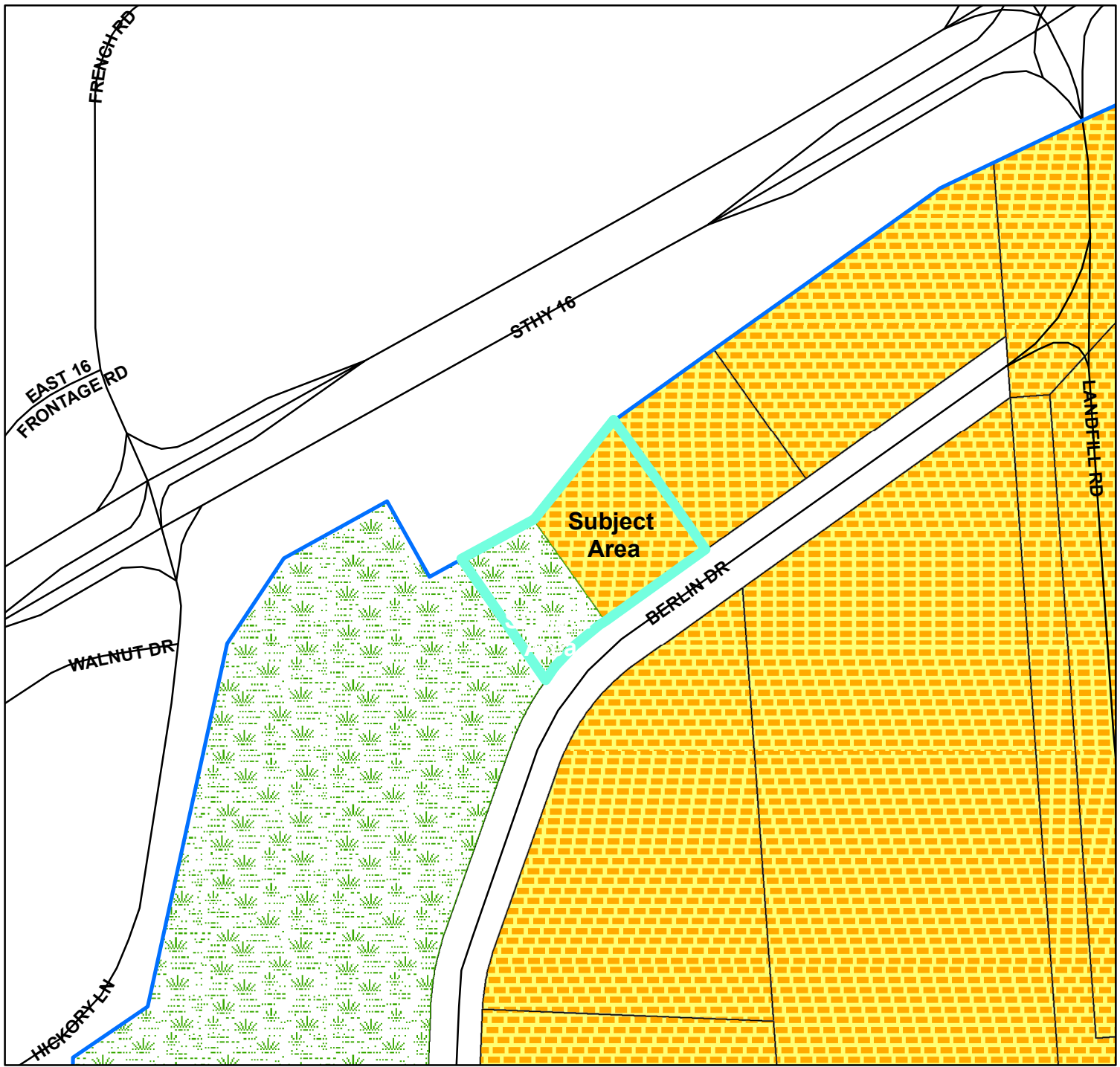
(Note image indicating the developable land lost to the setback on the proposed new parcel.)

- **GENERAL LOCATION:**
International Business Park, Lot 4 and Outlot 1, Berlin Drive.

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
Previous document was approved by Council on 7/8/21 as #21-0873.

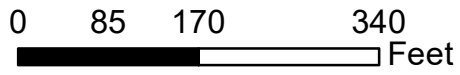
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
Development in the Industrial Parks is encouraged in the Comprehensive Plan.

- **PLANNING RECOMMENDATION:**
Approve the amended sale contract that adds .3 acres to the original parcel size. This will help greatly in making Lot 4 developable. Given the shape of Lot 4, the DOT's setback requirement, and the site/building restrictions in the covenants, we believe Lot 4 will be very challenging for any developer to build upon, and this is not specific to Mr. & Mrs. Yahnke's situation. Additionally, the Yahnkes are aware that given this added land was originally deemed an Outlot, it comes with challenges in preparing it to be built upon, and they are prepared to make those corrections.



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
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