

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 3, 2014**

➤ **AGENDA ITEM – PC2014-03-03-06**

AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse.
(Binsfeld Property)

➤ **ROUTING: J&A Committee**

➤ **BACKGROUND INFORMATION:**

The subject ordinance would annex Tax Parcel 4-602-0 from the Town of Campbell to the City of La Crosse. This parcel is not currently developed and is depicted on attached **MAP PC2014-03-03-06**. The applicant owns four contiguous parcels (one in the City of La Crosse) that are currently undevelopable due to floodplain zoning regulations. The applicant would like to combine all four parcels so that future development may take place. This parcel is currently served by City water.

➤ **GENERAL LOCATION:**

At the south end of Kiowa Place, off of Nakomis Avenue.

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

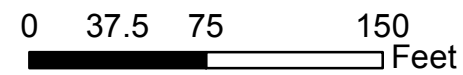
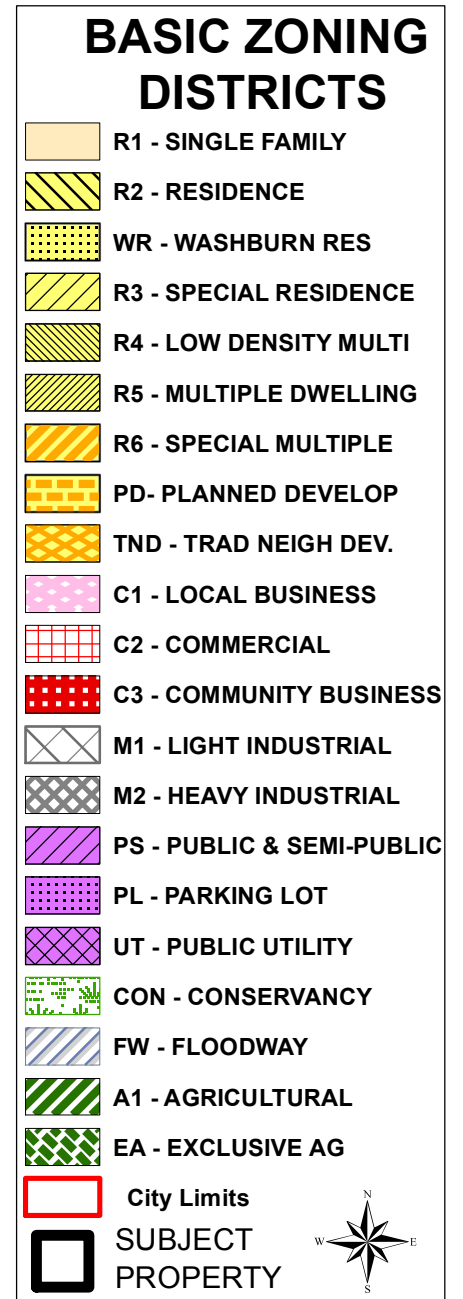
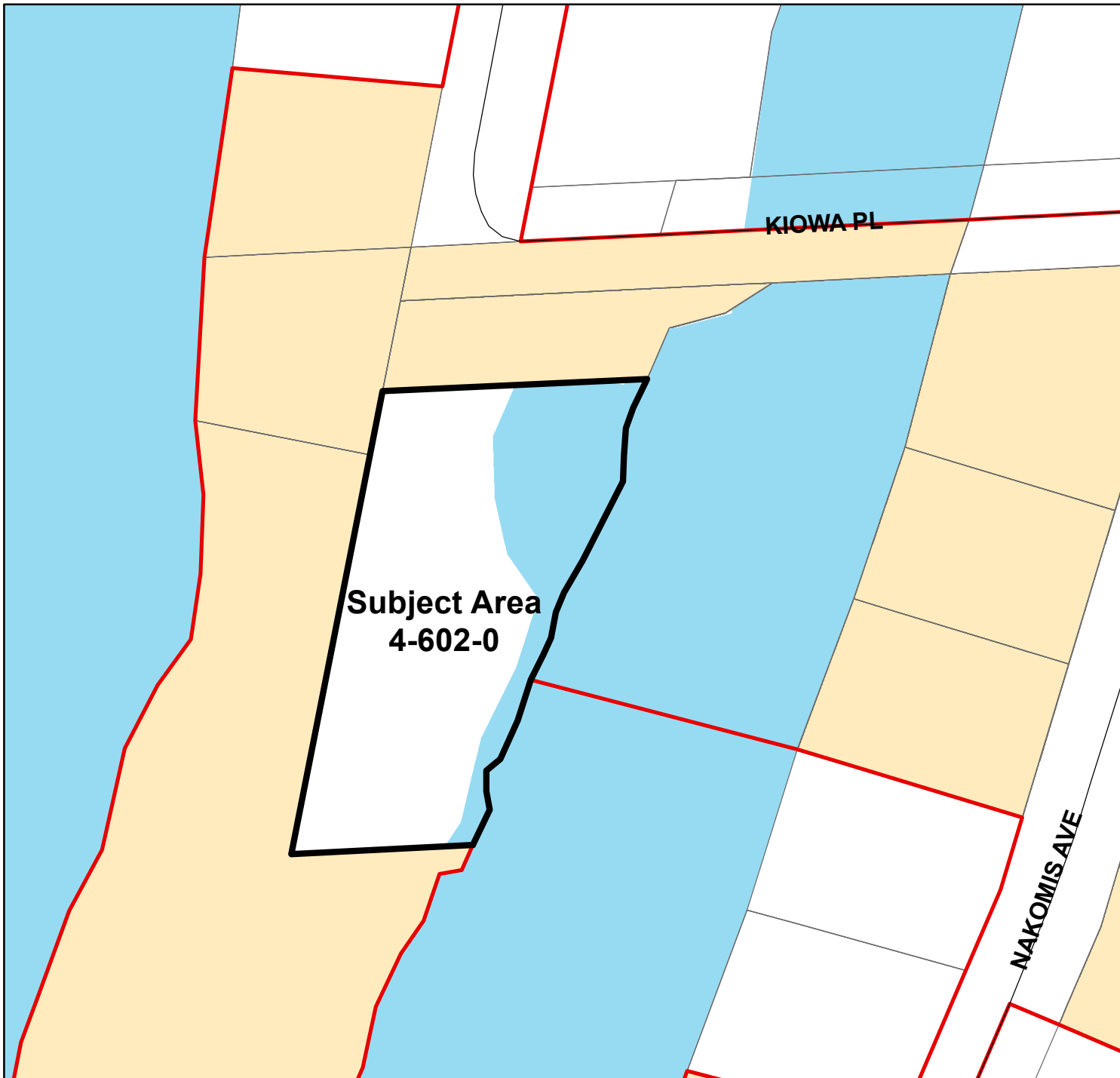
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan states that the City should pursue annexation of fringe areas currently served by public utilities and roads and other areas within the Sewer Service Area. It also states that the entire Town of Campbell should eventually be annexed to the City of La Crosse; therefore, the annexation request is consistent with the City's Comprehensive Plan.

➤ **PLANNING RECOMMENDATION:**
























This parcel is located within an existing residential area where City utilities are utilized by the applicant. This area is designated for future annexations and the City will benefit by future development on this site. **This ordinance is recommended for approval.**

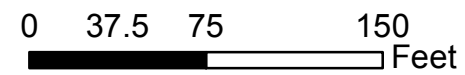


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BASIC ZONING DISTRICTS

-  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



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