

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
February 2, 2019**

- **AGENDA ITEM – 19-0011 (Jason Gilman)**
Resolution approving the sale of City owned surplus property to Renegade Enterprises, LLC.

- **ROUTING:** F&P 2-7-2019

- **BACKGROUND INFORMATION:** Renegade Enterprises approached the City to purchase the City owned site at the corner of 3rd Street and Cameron Street , tax id #17-30102-130 in 2016. A determination was made by the City Assessor that the parcel be valued at \$120,000.00 due to comparable land sales in the area. The site is currently leased to Renegade Enterprises (Pichke Motors) by the City for the storage of vehicles associated with the dealership. Renegade Enterprises also owns the parcels to the west and north of the City owned parcel. There is also a small parcel at the corner of 3rd and Cameron owned by the Wisconsin Department of Transportation for the intersection.

After several years of negotiations and research on the parcel, the Board of Public Works recommended approval of the sale at a price of \$60,000.00 due to the site's limited access, configuration and value to be added for taxable improvements to adjoining parcels, with a recently revised condition that the parcel be improved by October of 2020 as Mr. Pischke has indicated a desire to landscape and blacktop the parcel.

- **GENERAL LOCATION:**
NW Corner of the intersection of 3rd and Cameron Streets

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
This sale was recommended for approval by the Board of Public Works on October 8, 2018.

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:** The sale of vehicles is consistent with the Comprehensive Plan which indicates the parcel as downtown commercial.

- **PLANNING RECOMMENDATION:**
Given the small size of this parcel in offering (.15 acres and approximately 40 feet by 80 feet (due to the beveled frontage and limited access at the intersection of 3rd and Cameron), and it's value when combined with adjoining parcels in creating a site with potential for higher investment in the downtown commercial district, **the Planning Department recommends approval** of the request to sell the parcel to Renegade Enterprises.

