

CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 4, 2022

➤ **AGENDA ITEM – 21-1259 (Andrea Trane) (Referred)**

Resolution declaring certain property located at Nakomis Avenue (parcel #17-10675-165) as surplus property.

➤ **ROUTING:** F&P 11.4.2021

➤ **BACKGROUND INFORMATION:**

This property is zoned R-1. The size of this parcel is 0.17 acres, 7,405 sq. ft. which meets the criteria for lot size for a single family home. There is a public access easement on the entire propriety which likely would be incompatible with private ownership or future use. Approval of the amended resolution would direct staff to remove the public access easement in order to make the property developable for private use.

Given the proximity to existing public access at Copeland Park and Veterans Park, lack of existing infrastructure of public access, and that this parcel and the no parking on Nakomis making it difficult for public outside of the neighborhood to use, removing the public access agreement for private development may be an option. However, removing the easement may have some restrictions on future use if it is required that the City vacate the property and divide for adjacent owners.

In reviewing the public access designation and the ability to amend the plat to remove this designation, our Engineering Dept found three possible options:

1. Petition the Circuit Court to change the designation of the Lot, however they most likely would award the property to the neighbors on each side, so the city would not get the property to sell.
2. Vacate the property which would cause the County to decide the splitting of the land, most likely to the neighbors on each side, with the City not getting the property to sell.
3. Have the Council pass a resolution discontinuing the use of the lot, which would then force the property to get noticed to the DNR. They could recommend yes or no, to the discontinuance, but this would also force the same issue of the lot getting split and given to the neighbors without the City getting the property to sell.

If the outcome is that the property is divided by the two adjacent property owners, it is noted that both owners are in the City. If through this process the City is allowed to remove the easement from the site and move forward with selling it for redevelopment, that would be the course staff would take.

Advisement from the Legal Department had been requested and they would like 60 days from the November meeting to review the documentation and advise on next steps. During

this time it was discovered that several years ago (8-10) a similar request was presented and the Legal Department would like another 60 days to review that file from the past.

➤ **GENERAL LOCATION:**

Between 1618 and 1700 Nakomis Ave, Council District 1, Logan Northside Neighborhood Association.

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

Referred by the Council at the October meeting and also the November meeting to allow time for the Legal Department to review the item. The current amended resolution to be reviewed by the Board of Public Works 1/4/22, the same day as the CPC meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The zoning of this property of R-1 would remain the same and is consistent with the Future Land Use (Fringe Residential Housing) of the Comprehensive Plan.

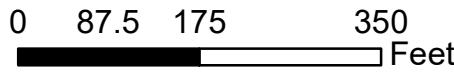
➤ **PLANNING RECOMMENDATION:**

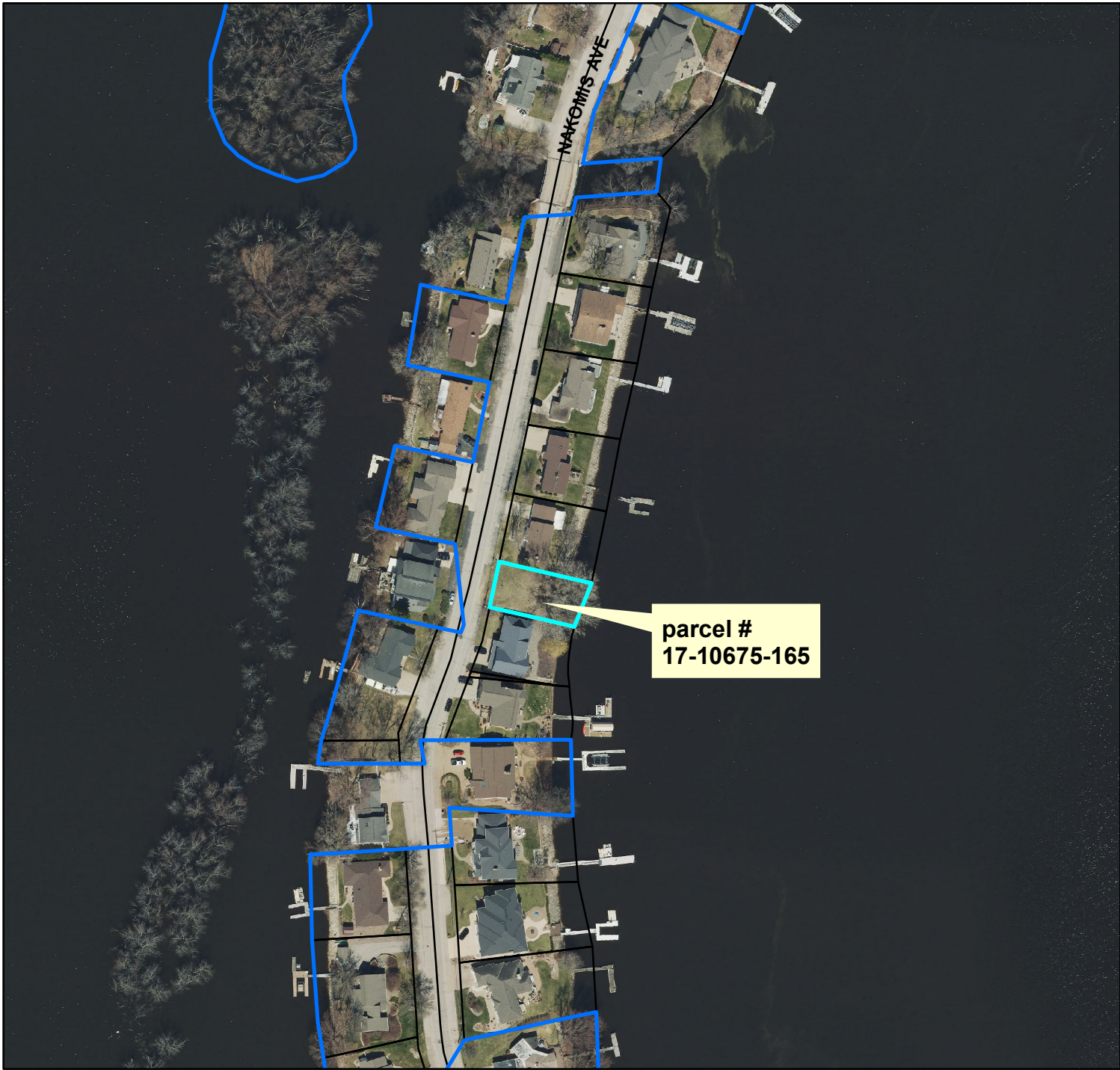
Planning staff, by the recommendation of the Legal Department, recommends another 60 day referral.



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





parcel #
17-10675-165

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

