

Agenda Item 23-0945 (Julie Emslie & Andrea Trane)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Planned Development District - General to the Light Industrial District allowing for private development of parcels at Kinney Coulee Rd N.

General Location

Ward 2. NE corner of the City, directly SE of the International Business Park and adjacent to the County landfill.

Background Information

The City owns 2 parcels, 17-10575-64 and 17-10575-63, abutting the International Business Park on the southeast corner. A private business inquired about purchasing these, and the City otherwise does not have a use for these parcels. One of the properties has a natural gas easement throughout the whole of the property. Thus, the purchaser of the property would need to comply with this restriction. The City is currently working through the process to combine these 2 parcels into one.

Recommendation of Other Boards and Commissions

City ordinance requires that City owned properties be deemed surplus by the Board of Public Works and Council Resolution. This process was completed at the August 2023 Council meeting. City policy also requires publicly advertising the property for sale. Thereafter all offers to purchase will be reviewed by the Board of Public Works and final approval by the Common Council.

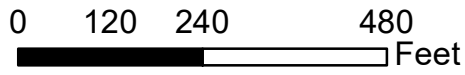
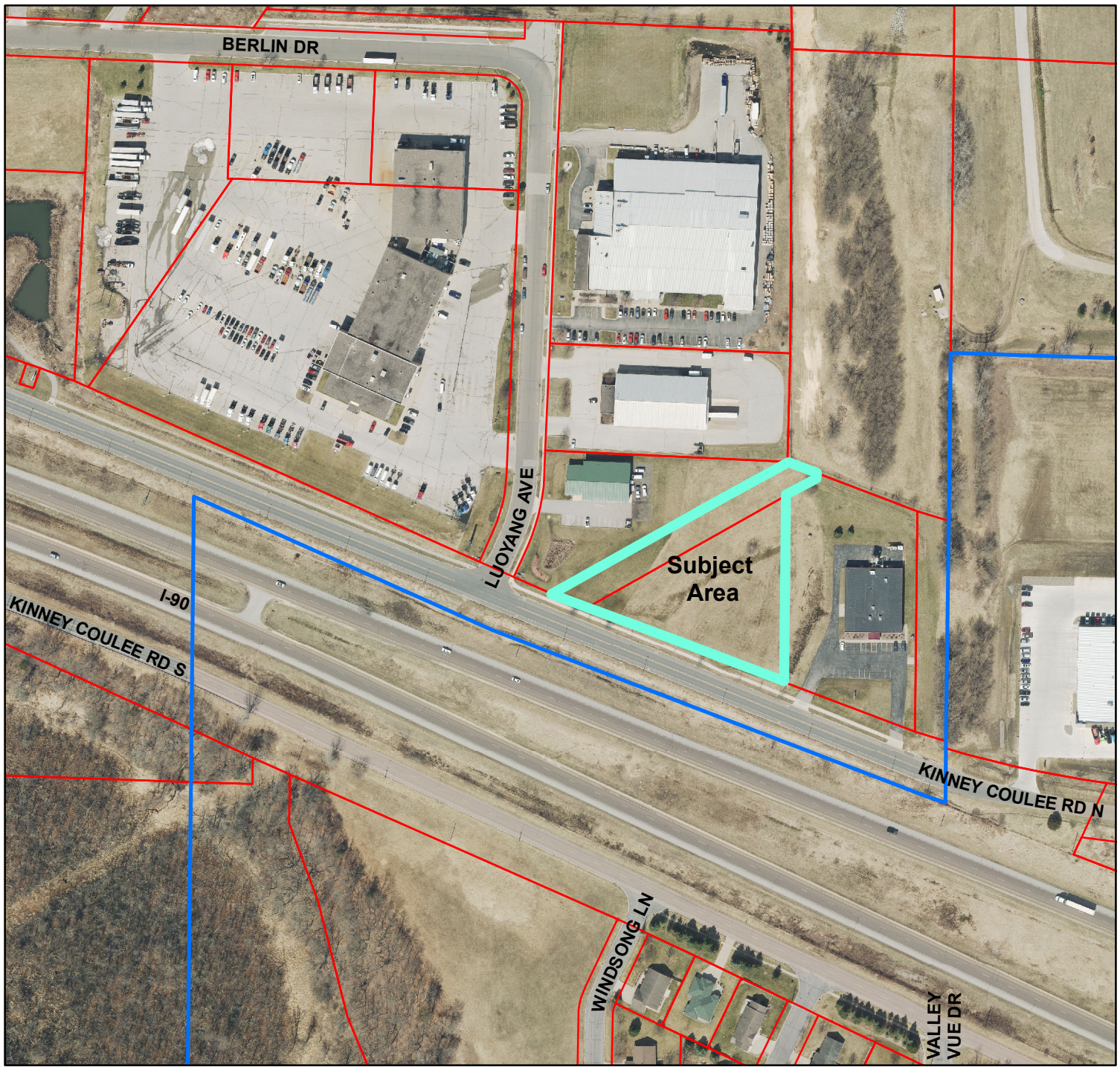
Consistency with Adopted Comprehensive Plan

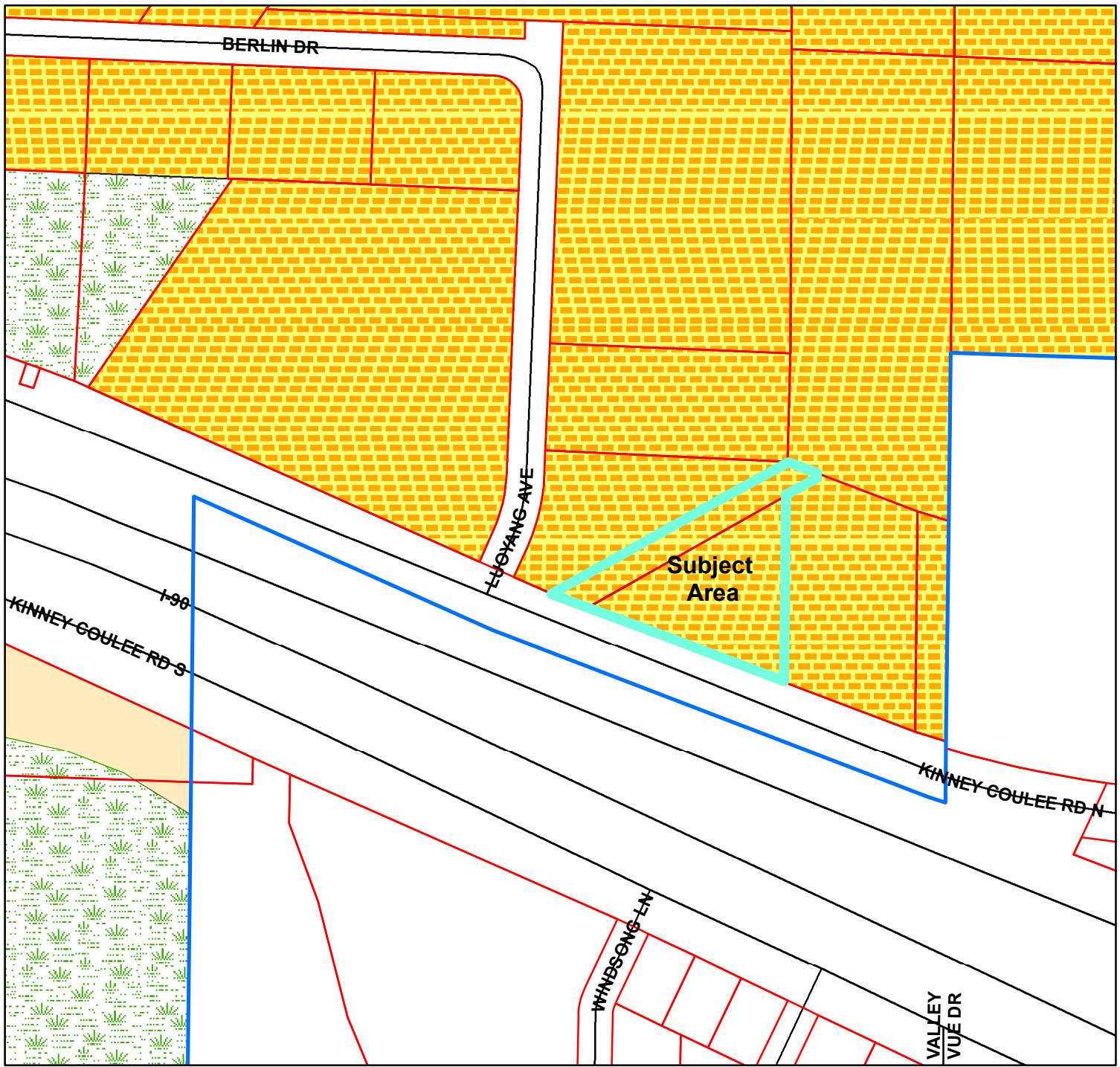
Future Land Use is Light Industry, which is consistent with this request.

Staff Recommendation

Staff recommends approval of this rezoning. Due to the location, with the final sale staff will recommend any development on the property be required to comply with the design standards of the International Business Park covenants. This can be included in the sale agreement and/or corresponding Resolution.

Routing J&A 8.1.2023





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

