

**Agenda Item 24-1182 (Lewis Kuhlman)**

AN ORDINANCE to annex a parcel of land from the Town of Campbell to the City of La Crosse (1612 Nakomis Ave. - Schmidt).

**General Location**

Campbell, a little less than half a mile north of Clinton St. on Nakomis Island, as depicted in Map 24-1182. Adjacent land uses are residential.

**Background Information**

The owner petitioned to annex this 14,375 sq. ft. parcel to La Crosse because they had an emergency where they needed to connect to the City's water and sewer. All adjacent parcels except one across the street are in the city. The parcel's estimated fair market value is \$731,000.

**Recommendation of Other Boards and Commissions.**

The Common Council passed a resolution approving water and sewer connection agreement for property located at 1612 Nakomis Avenue (Leg. File # 24-1178)

**Consistency with Adopted Comprehensive Plan**

This is consistent with the Comprehensive Plan's goal of requiring annexation when connecting to water and sewer.

**Staff Recommendation**

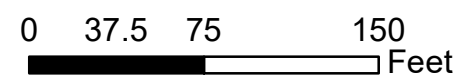
**Approval** – Adjacent landowners are already connected so the petitioner does not require much public investment to connect to existing utilities.

**Routing J&A 10.1.2024**



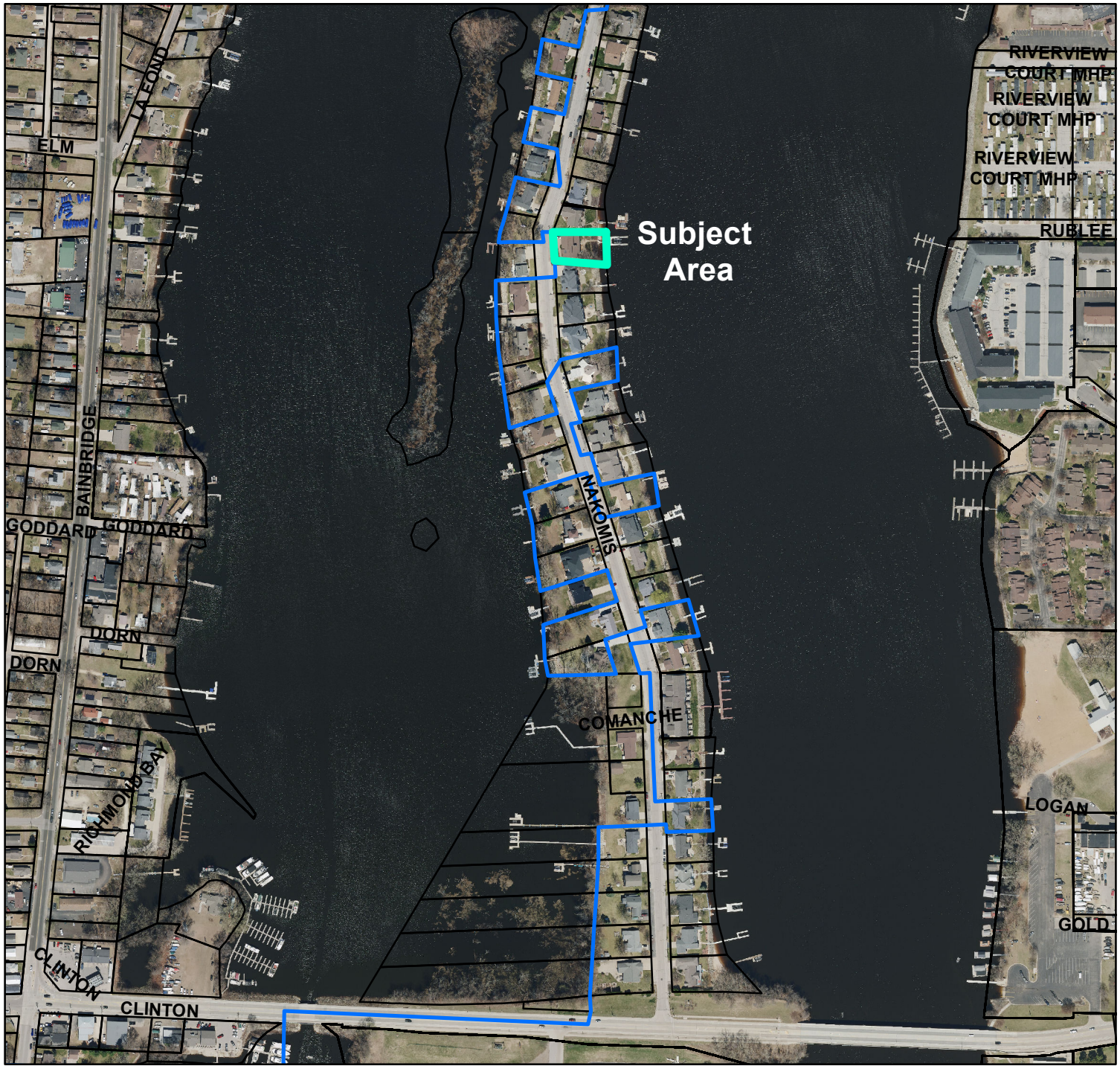
# BASIC ZONING DISTRICTS

- 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



**PC 24-1181**  
**PC 24-1182**





Subject Area

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