

RESOLUTION NO. 267 RESOLUTION OF THE REDEVELOPMENT AUTHORITY
OF THE CITY OF LA CROSSE APPROVING PLAN
AMENDMENT VI TO THE REDEVELOPMENT PLAN
FOR PROJECT NORTH AND WEST OF CITY HALL

WHEREAS, the Redevelopment Authority of the City of La Crosse heretofore adopted a Redevelopment Plan for Project North and West of City Hall dated October, 1978, which Plan was adopted by the said Redevelopment Authority of the City of La Crosse on November 30, 1978, and by the Common Council of the City of La Crosse on December 27, 1978, which Plan was recorded in the Office of the Register of Deeds in and for La Crosse County, Wisconsin in Volume 670 of Records, Pages 454 - 469; and which was amended by Plan Amendment No. 1 which was approved by the Redevelopment Authority of the City of La Crosse on July 26, 1984 and approved by the Common Council of the City of La Crosse on August 9, 1984 and recorded in Volume 722 of Records, Pages 37 - 50; and which was amended by Modification or Plan Amendment II which was approved by the Redevelopment Authority of the City of La Crosse on August 22, 1988, and approved by the Common Council of the City of La Crosse on September 8, 1988, and recorded in Volume 868 of Records, Pages 605 - 613; and which was amended by Plan Amendment III to Redevelopment Plan, Project North and West of City Hall which was approved by the Redevelopment Authority of the City of La Crosse on June 11, 1990, and by the Common Council on June 14, 1990, and recorded in Volume 883 of Records, Pages 412 - 416; and which was amended by Plan Amendment IV to Redevelopment Plan, Project North and West of City Hall which was approved by the Redevelopment Authority of the City of La Crosse on January 7, 1991, and by the Common Council on February 14, 1991, and recorded in Volume 886 of Records, Pages 932 - 946; and which was amended by Plan Amendment V to Redevelopment Plan, Project North and West of City Hall which was approved by the Redevelopment Authority of the City of La Crosse on February 23, 1994, and by the Common Council on March 10, 1994, and recorded in Volume 1039 of Records, Pages 877 - 891; and

WHEREAS, the Redevelopment Authority hereby determines that the modification of the Plan will not substantially affect the original objectives of said Plan and will not produce condition leading to a reoccurrence of slums or blight within the project area; and

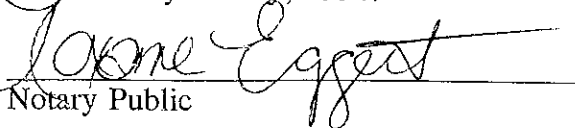
WHEREAS, this Amendment of said Plan is necessary and desirable to further implement the Project North and West of City Hall.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of La Crosse that Plan Amendment VI to the Redevelopment Plan for the Project North and West of City Hall, a copy of which is attached hereto and made a part hereof as though fully set forth herein, being in conformity with the General Plan of the City of La Crosse, is in all respects approved and the Executive Director of the Redevelopment Authority is hereby directed to file a certified copy of said Plan Amendment VI with the minutes of this meeting and to transmit a certified copy of this resolution to the Common Council of the City of La Crosse for its approval pursuant to the provisions of Section 66.431, Wisconsin Statutes, and thereafter to record said Amendment in the office of the Register of Deeds in and for La Crosse County, Wisconsin, and take such further steps as may be required by the Laws of the United States and the State of Wisconsin.

This is to certify that the foregoing is a true and accurate copy of a Resolution adopted by the Redevelopment Authority of the City of La Crosse at a Regular Meeting held on the 28th day of June, 1994.


Lawrence J. Kirch, Executive Director

SUBSCRIBED AND SWORN TO BEFORE ME
this 26th day of July, 1994.


Notary Public

My Commission expires 5/10/98.

K/FILES/PLAN VI-TXT

**PLAN AMENDMENT VI TO
REDEVELOPMENT PLAN
PROJECT NORTH AND WEST OF CITY HALL
JULY 14, 1994**

Adopted by the Redevelopment Authority of the City of La Crosse on June 28, 1994.

Adopted by the Common Council of the City of La Crosse by at least a two-thirds vote on July 14, 1994.

**PLAN AMENDMENT VI TO
REDEVELOPMENT PLAN
PROJECT NORTH AND WEST OF CITY HALL
JULY 14, 1994**

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Exhibit A: Boundary Description

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Map I, "Existing Land Use"

Map II, "Existing Conditions"

Map III, "Existing Zoning"

Map IV, "Proposed Land Use"

A. Boundaries of Redevelopment Area

Boundaries of the Redevelopment Project Area are shown on Map I, "Existing Land Use", and are described in Exhibit A attached hereto and incorporated herein.

B. Redevelopment Plan Objectives

Redevelopment Activities for the project will be undertaken in general conformity with the General Plan for the La Crosse Area. The Plan for Redevelopment will be designed to meet the following goals and objectives:

1. To eliminate unsanitary, substandard and structurally deficient residential, commercial and other deteriorated and obsolete structures.
2. To eliminate inappropriate land use.
3. To improve the environment and the aesthetics of the Project Area.
4. To preserve and restore a historically significant structure.
5. To strengthen and diversify the economic base of the City and to provide space for the construction of high density residential development.
6. To improve the overall traffic circulation; specifically, the improvement of the La Crosse Street and Third and Fourth Street intersection, the widening of Third Street and La Crosse Street, the improvement of the Seventh Street and La Crosse Street intersection, and the reservation of land for a possible future major highway facility.
7. To provide a sheltered bus stop to serve the area.
8. To provide public utilities and other public facilities which are adequate to serve the area.
9. To provide access to the network of recreation trails adjacent to the La Crosse River for pedestrians and bicyclists.

C. Existing Land Uses, Zoning and Condition of Real Property

The existing use of land in the Project Area is shown on Map I, "Existing Land Use", and the condition of the developed property is shown on Map II, "Existing Conditions". The existing zoning in the Project Area is shown on Map III, "Existing Zoning". As can be seen on Map I, the majority of the land located in the Project Area is vacant and that all of the developed property is used either for residential or commercial purposes. Map II shows that all residential structures are either deteriorating or are substandard, and that only the only commercially developed property is in standard condition.

The "Existing Zoning" map indicates that all properties are zoned Commercial District.

D. Land Acquisition and Demolition

Prior to 1990, the Redevelopment Authority had purchased nine ownership parcels in the Project Area, including 11.5 + acres, for approximately \$1,412,634. Approximately .4 acres of this land has been sold and developed for commercial purposes. The current equalized value of this property is \$1,723,819. All of the remaining previously purchased property presently is vacant and because it all was owned by the Redevelopment Authority in January, 1994, it is tax exempt. Therefore, an equalized value for property tax purposes has not been established. However, after the approximately 6 acres of this land which is considered developable are sold and developed, it is estimated that the equalized value of such property will be at least \$3,000,000.

The Redevelopment Authority has acquired or obtained purchase options on all of the remaining privately owned real estate parcels located in the Project Area in order to achieve its Redevelopment Plan Objectives. These parcels, together with pertinent information as of 1990, are listed on the following page.

Parcel Number	Ownership	Address	Approximate Land Area	1990 Assessed Value
1	Ronald Hauser & James Senty	605 La Crosse St.	3,983 sq. ft.	\$23,600.00
2	Ronald Hauser & James Senty	623 7th St. N.	27,002 sq. ft.	\$25,300.00
3	Ronald Hauser & James Senty	607 7th St. N.	10,373 sq. ft.	\$15,600.00
4	Ronald Hauser & James Senty	609 7th St. N.	6,473 sq. ft.	\$10,600.00
5	Ronald Hauser & James Senty	619 La Crosse St.	2,890 sq. ft.	\$21,700.00
6	Ronald Hauser & James Senty	623 La Crosse St.	2,817 sq. ft.	\$21,500.00
7	Ronald Hauser & James Senty	629 La Crosse St.	2,716 sq. ft.	\$24,400.00
8	Pearl Harding Morley	613 La Crosse St.	1,950 sq. ft.	\$16,300.00
9	Oscar Skogen	602 6th St. N.	2,890 sq. ft.	\$19,000.00
10	Oscar Skogen	608 6th St. N.	8,423 sq. ft.	\$39,300.00
11	Ronald Hauser & James Senty	700 7th St. N.	21,000 sq. ft.	\$1,700.00
			90,517 sq. ft.	\$219,000.00
			(2.1 + acres)	

It is estimated that the portion of such land to be sold and developed for its planned use would have an equalized value for real estate tax purposes of at least \$1,000,000. The lands proposed for sale are depicted on Map IV and include Parcel 7 located to the south of the proposed extension of Seventh Street which is not zoned wetlands and a portion of the parcel located at 608 6th Street North on which the historically significant two story masonry residential structure is located. However, this historically significant property and the adjacent residential structure will not come under the full control of the Redevelopment Authority until its present owner occupant no longer wishes to reside on such premises.

Prior to the acquisition of the parcels listed above, an archaeological study of the Redevelopment Area was conducted which is available for public inspection at the Offices of the Redevelopment Authority. No significant archaeological discoveries were made during the course of the study.

E. Relocation

The Redevelopment Authority has relocated all businesses it has acquired within the Project Area in compliance with all applicable State and Federal Relocation Regulations and has complied with all State and Federal Relocation Regulations when relocating the families and/or individuals which have been relocated from the Project Area. Because of the adequate supply of comparable standard housing which is on the market in the City of La Crosse, no significant difficulties were encountered in relocating renter and owner occupied households within the Project Area.

It is proposed that the owner/occupants who reside at the properties located at 608 and 608 1/2 North 6th Street in the Project Area not be required to relocate from present living quarters until the Redevelopment Authority acquires said property.

F. Demolition

All structures which were located on lands which have been acquired by the Redevelopment Authority have been demolished.

After the two remaining residential properties referenced above are acquired all of the structures located on them will be razed, except for the historically significant two story masonry structure located at 608 6th Street North.

G. Reuse Parcels, Proposed Zoning and Land Use

The location and proposed land use of the proposed reuse parcels located within the Project Area are shown on Map IV, "Proposed Land Use". These reuse parcels and their proposed land use and zoning, when applicable, are described as follows:

Reuse Parcel 1 - This parcel has already been sold for private reuse and is presently occupied by a Burger King Restaurant. This property is within the Commercial Zoning District.

Reuse Parcel 2 - This parcel which contains approximately 0.8 acres of land is located on the northeast corner of the intersection of La Crosse and Third Streets. It has been sold to a private developer who will use it for commercial art gallery/museum and professional/commercial office purposes. This parcel is zoned in the Local Business District, and is proposed for rezoning to the Commercial Zoning District.

Reuse Parcel 3 - This parcel contains approximately 1.2 acres and has been sold to a private developer(s) for the development of uses allowed in the Commercial Zoning District and approved by the Redevelopment Authority except for that portion of this parcel which is required for the extension of Seventh Street as shown on Map IV. This parcel will be zoned in the Commercial Zoning District.

Reuse Parcel 4 - This parcel contains approximately 1.42 acres and is presently used for commercial/office development. It is proposed that this parcel remain zoned in the Commercial Zoning District. This entire parcel has been sold to a private developer for commercial/office development in accordance with the City's Zoning Regulations and other standards which were set forth by the Redevelopment Authority and other applicable local regulations.

Reuse Parcel 5 - This parcel contains approximately .78 acres with approximately twenty-five thousand square feet of developable land area and is proposed for commercial use under the City's Commercial Zoning District. The parcel is located at the terminus of the extension of relocated 7th Street. A portion of the property located below the Ordinary High Water Line will be zoned Regional Flood Fringe Overlay as appropriate.

Reuse Parcel 6 - This parcel is located below the Ordinary High Water Line. This parcel which is located north of Grove Street and east of relocated Seventh Street contains approximately 2.0 acres and is vacant. It is proposed that this parcel be retained in public ownership and be zoned in the Conservancy, Wetland and Regional Flood Fringe Overlay Zoning Districts as appropriate. It is proposed that it be used for passive recreation purposes.

Reuse Parcel 7 - This parcel is located to the south of relocated 7th Street and contains approximately 1.65 acres and is proposed for commercial uses.

Reuse Parcel 8 - This parcel has been acquired by the City of La Crosse for the extension of relocated 7th Street and this parcel will be considered as a northerly and westerly extension of Seventh Street.

Reuse Parcel 9 - This parcel which is occupied by a historically significant two story masonry residential structure will be sold to a party who will be required to restore the historically significant building and use it for any use allowed in the Commercial Zoning District and approved by the Redevelopment Authority. This parcel will be rezoned to the Commercial Zoning District from the Light Industrial District.

Reuse Parcel 10 - It is proposed that the City retain ownership of this land for passive recreational activities. The Redevelopment Authority has conveyed to the City of La Crosse an easement for grading and construction as part of the Copeland Avenue Bridge Project. It is recommended that this parcel be sold to the City of La Crosse and be zoned in the Conservancy, Floodway and Regional Flood Fringe Overlay Zoning Districts. A portion of this land is proposed to be used for a recreational trail to connect to the hiking trail which ends at the north line of Seventh Street extended.

H. Streets, Alleys, Public Utilities and Private Utilities

A description of activities relative to streets, alleys, public utilities and private utilities is presented below.

Streets and Alleys

Sixth Street - This plan proposes that Sixth Street be vacated northerly of La Crosse Street and that the ownership of the vacated right-of-way reverts to the owner of adjacent property as provided for in State Statutes. The vacation of this portion of Sixth Street has been completed as part of the implementation of this Redevelopment Plan.

Seventh Street Extended - The proposed extension of Seventh Street north of La Crosse Street has been dedicated for street purposes as specified in Section G above. The street will be graded, concrete curb and gutter will be installed, and a roadway approximately thirty-six feet in width composed of hot mix asphalt will be constructed. Other improvements will include stormsewer, sidewalks, lighting, and street trees.

La Crosse Street - Seventh Street Intersection - It is proposed that the La Crosse Street - Seventh Street Intersection be signalized to provide adequate and safe ingress and egress to and from the Project Area.

La Crosse Street Between Sixth and Seventh Streets - It is proposed that the roadway on the north side of La Crosse Street be widened by approximately twelve feet between Seventh Street and Rose Street.

Alley Between Sixth and Seventh Streets Extending Northerly from La Crosse Street - This alley has been vacated and the vacated right-of-way has been added to reuse Parcel 10.

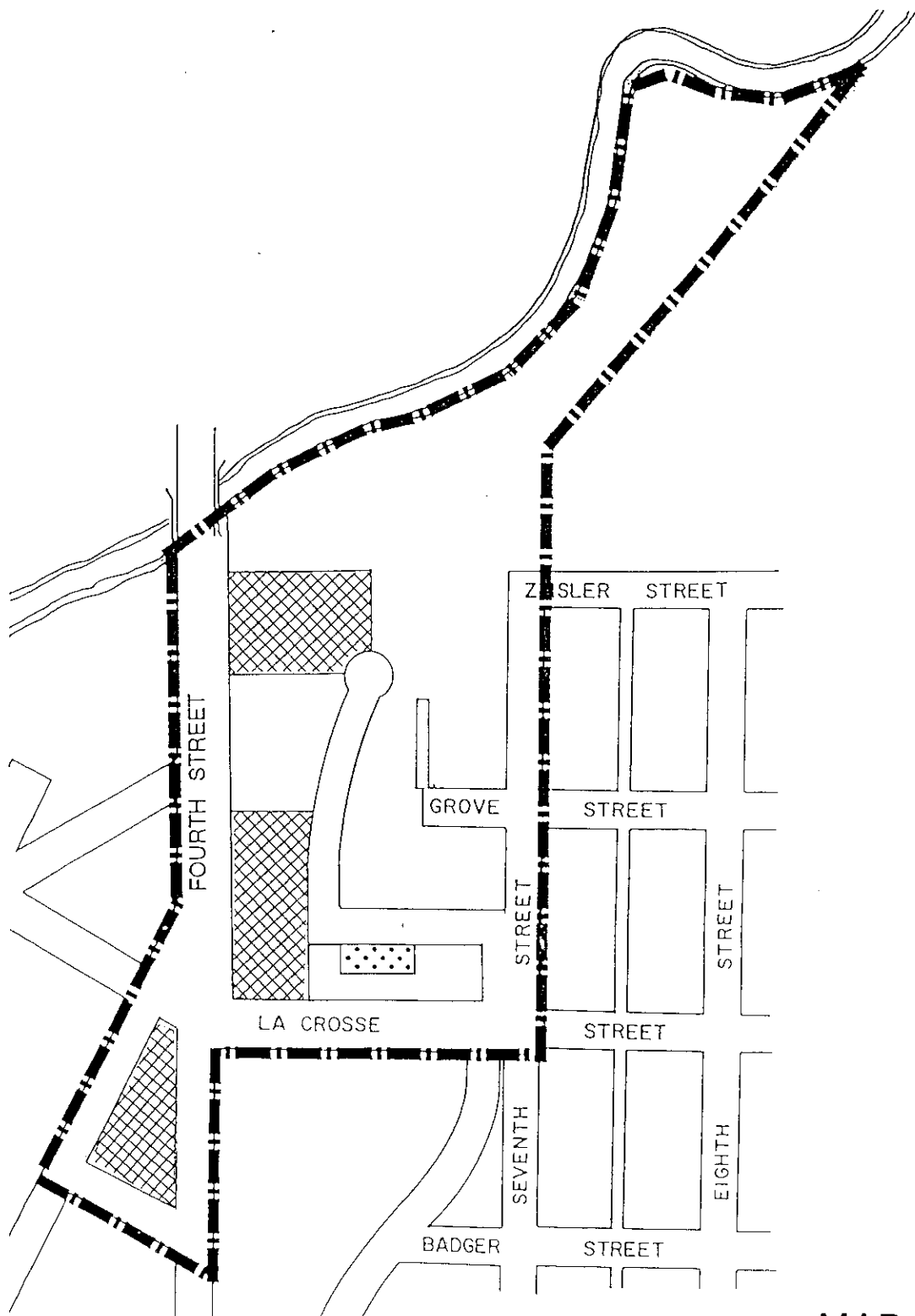
Public Utilities

It is proposed that water, sanitary sewer and storm sewer mains be installed in the Project Area to meet the needs of the new developments which will occur. The location, size and length of these mains will be determined by the Redevelopment Authority and City Engineer after the exact nature and location of such developments is known.


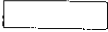


Private Utilities

Private utilities including gas, electric, telephone and cable television will be constructed as necessary. As the Project Area is located within the Underground Utility District, all utilities must be installed underground.

MAP I



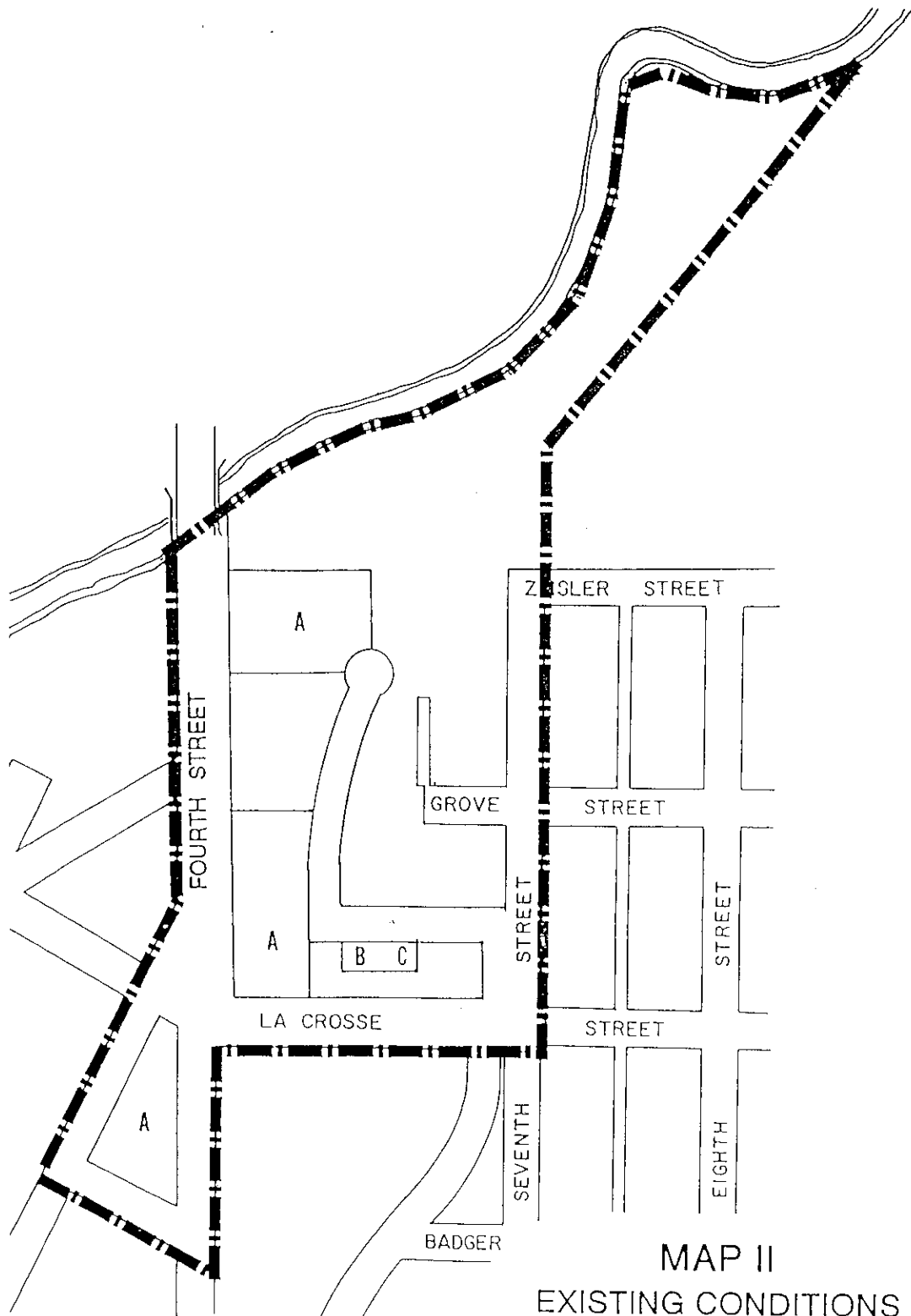
MAP I
EXISTING LAND USE

-  PROJECT BOUNDARY
-  VACANT
-  RESIDENTIAL
-  COMMERCIAL

SCALE IN FEET

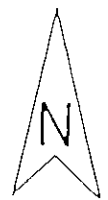
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MAP II



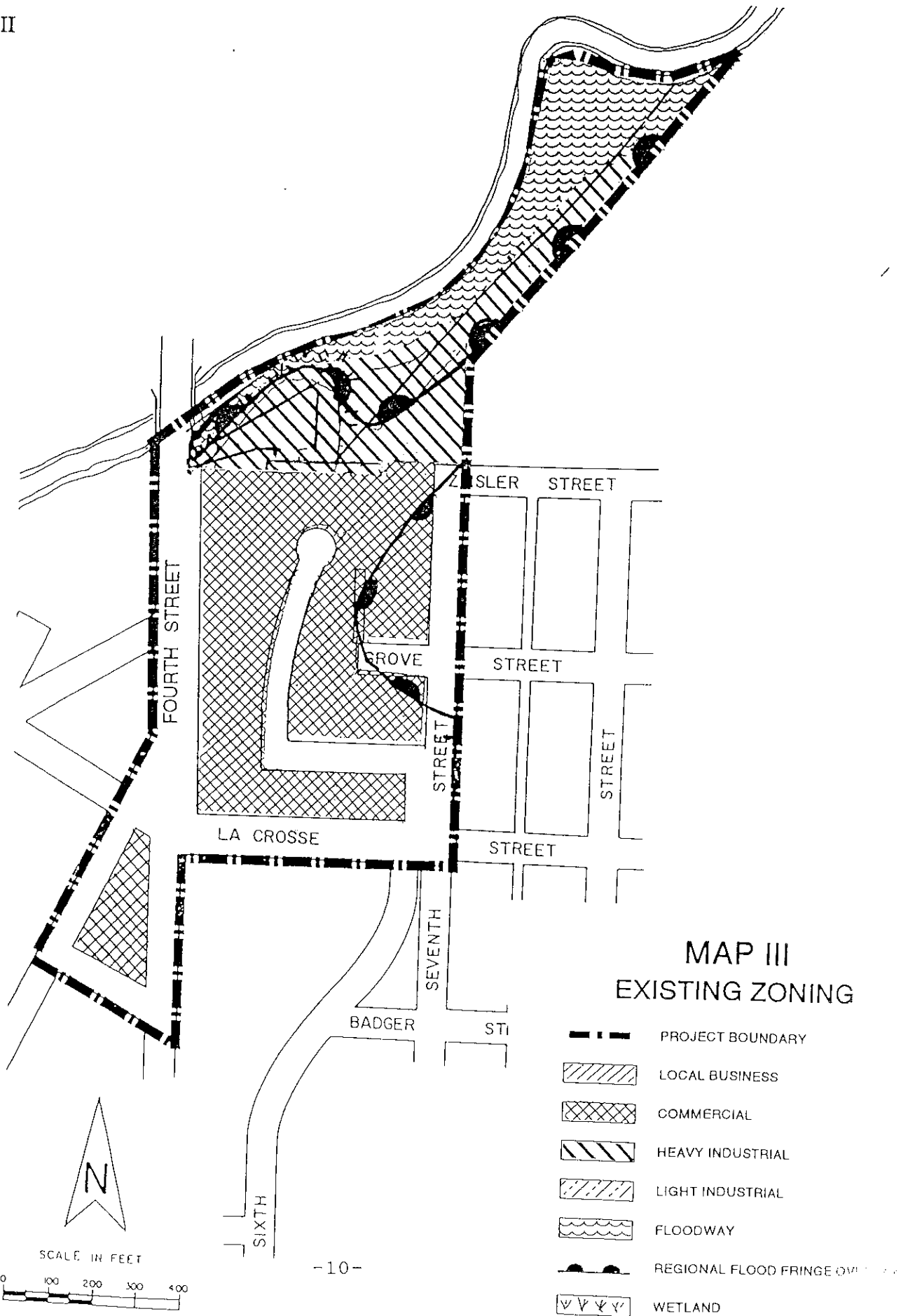
MAP II
EXISTING CONDITIONS

- PROJECT BOUNDARY
- A STANDARD BUILDING with no defects.
- B DETERIORATING BUILDING with numerous non-structural defects which could be corrected only by special maintenance efforts.
- C SUBSTANDARD BUILDING with critical structural defects and numerous non-critical defects which only could

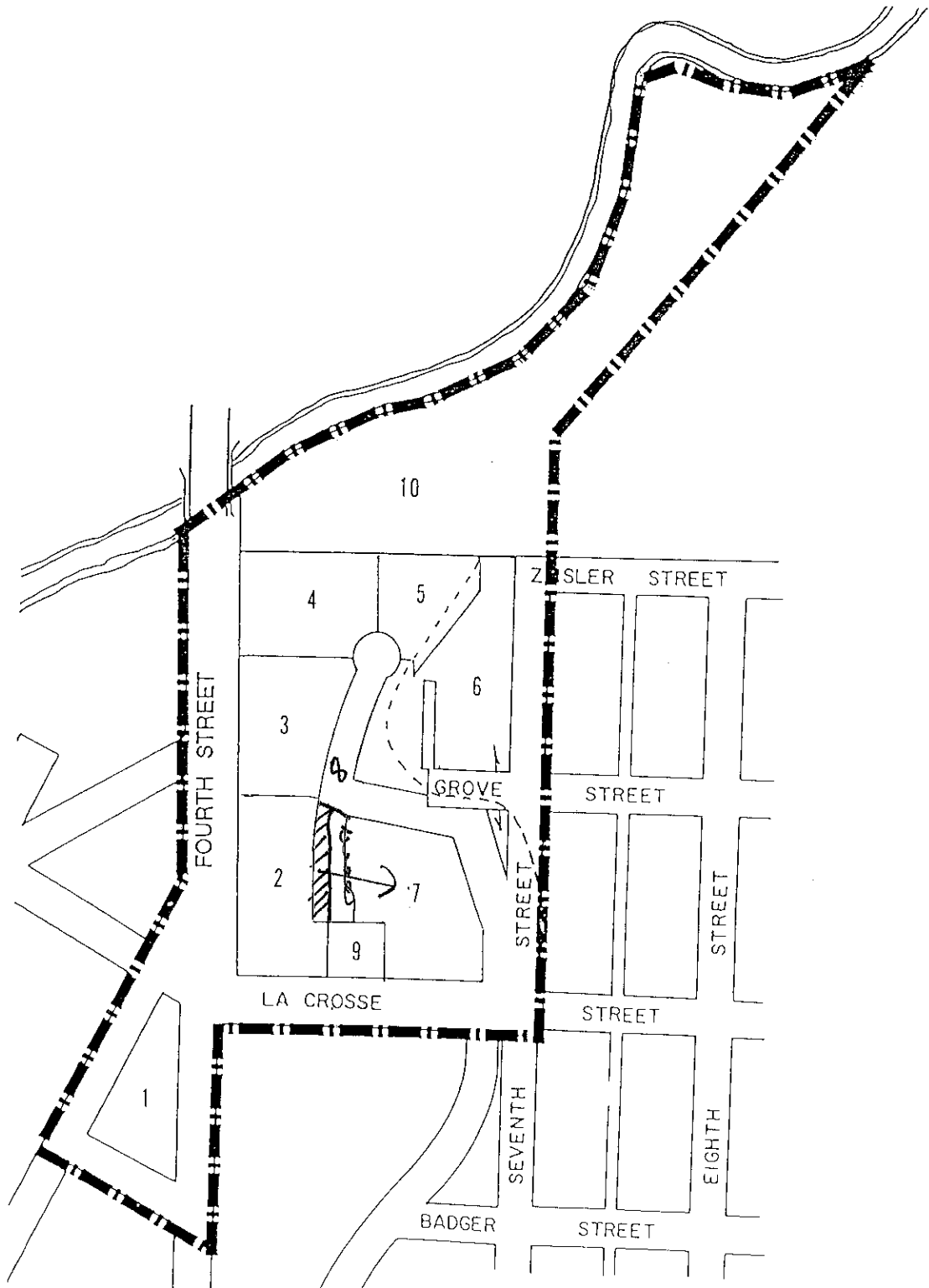


SCALE IN FEET
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

MAP III



MAP IV



MAP IV
PROPOSED LAND USE

-  PROJECT BOUNDARY
-  REUSE PARCEL NUMBER
See Part 6 of Redevelopment Plan



SCALE IN FEET

0 100 200 300

EXHIBIT A

Boundary Description

Project North and West of City Hall

That portion of Government lot 3 and the northwest 1/4 of the southwest 1/4 of Section 32, and of Government lot 3 of Section 31, T16N, R7W, City of La Crosse, La Crosse County, Wisconsin, described as follows:

Commencing at a point on the south line of La Crosse Street and on the east line of Seventh Street, the Point of Beginning; thence northerly along the east line of Seventh Street to the north line of Zeisler Street, thence continuing northerly along the east line of Seventh Street extended to the northwesterly line of the Chicago and Northwestern Railway Company right-of-way; thence northeasterly along said northwesterly right of way line to southerly shore line of the La Crosse River as established by the Board of Arbitrators for the City of La Crosse and filed with the Register of Deeds on February 5, 1914; thence southwesterly along said southerly shore line to the west line of Third Street; thence south along the west line of Third Street to a point where Third Street angles to the southwest; thence southwest along the westerly line of Third Street to the southerly line of Badger Street; thence southeasterly along the southerly line of Badger Street to the east line of Fourth Street; thence north along the east line of Fourth Street to the south line of La Crosse Street; thence east along the south line of La Crosse Street to the east line of Seventh Street and the Point of Beginning.

Lots 1 - 5, Block 28, Town of La Crosse Addition to the City of La Crosse

Government Lot 3 (Northeast - Southeast), in Section 31, Township 16 North, Range 7 West - City of La Crosse

Blocks 3, 4, 5 and 6, Burns, Durand, Smith and Rublee's Addition to the City of La Crosse

Northwest - Southwest, Section 32, Township 16 North, Range 7 West - City of La Crosse

Blocks 4 and 5, Burns, Durand, Smith and Rublee's Addition to the City of La Crosse

Government Lot 3 (Southwest - Northwest) Section 32, Township 16 North, Range 7 West - City of La Crosse.