

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
September 3, 2019**

➤ **AGENDA ITEM – 19-1156 (Tim Acklin)**

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Single Family District to the Traditional Neighborhood District - General allowing mixed-use or multi-family at 1222 Denton St.

➤ **ROUTING:** CPC 9/3/19; J&A 9/3/19

➤ **BACKGROUND INFORMATION:**

The Subject Ordinance would transfer the property depicted on attached **MAP PC19-1156** from the R1-Single Family District to the Traditional Neighborhood Development-General District in order to allow for either a mixed use or a multi-family development.

The current building was originally built as a fire station in 1895. It served as a fire station until 1967 at which point it was converted to a senior center. It has continued to serve as a senior center up to August/September of 2019. The City of La Crosse has not performed any upgrades or maintenance on this facility since 2010. As a result, the building has continued to deteriorate, particularly the exterior. The property currently costs the City of La Crosse approximately \$10,000 per year to operate. Recently the Parks and Recreation Department successfully negotiated with the La Crosse Senior Center to move their activities elsewhere with the intent to sell the building for either a multi-family or mixed-use development.

The Planning and Development Department is also currently in the process of assessing its historic significance in order to submit a nomination to the National Register of Historic Places. Being listed on the National Register would make this property eligible for State and Federal Tax Credits that can help a potential developer with renovation costs.

➤ **GENERAL LOCATION:**

1222 Denton Street. (Former Southside Senior Center)

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

The Common Council approved declaring this property as surplus property, transferring ownership to the Planning and Development Department, transferring oversight to the Community Development Committee, and listing the property for sale at their July 2019 meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

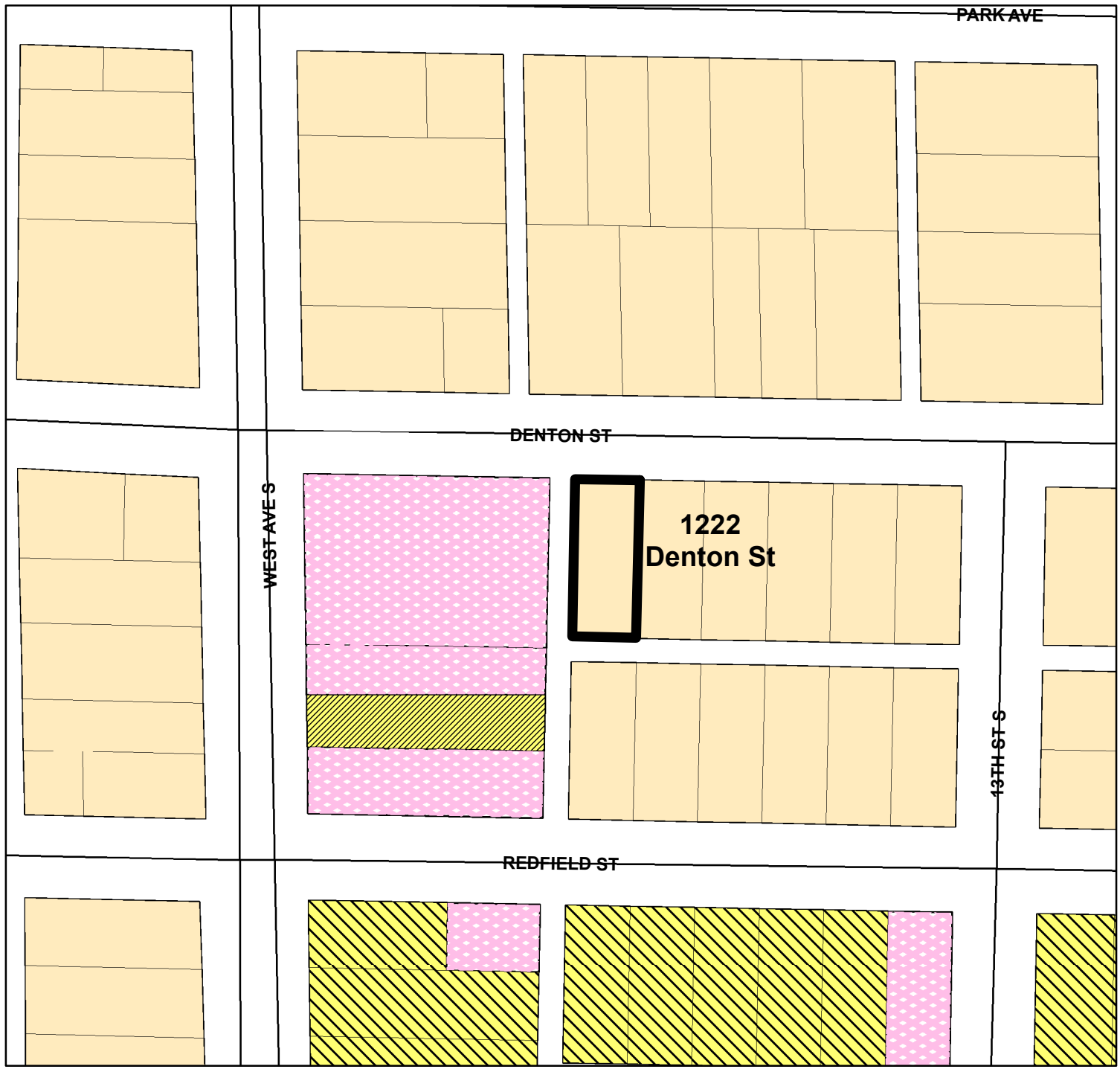
The 2002 Future Land Use Map identifies this parcel as R-1 Zoning (its current use). However, given its adjacency to a large parking lot and commercial use, as well as the layout of the current building, this use would be compatible. In addition, other sections of the Comprehensive Plan address the issues that would be compatible with the development:

Tab 5 of the Plan Elements (Land Use) generally but specifically these objectives:

- Objective 2: **Targeted Redevelopment** on page 5-6- redevelopment and reinvestment priority in distressed neighborhoods and key activity centers
This property is located in a target area for revitalization.
- Objective 7: **Improve land use compatibility.** Minimize or eliminate land use conflicts in established neighborhoods through redevelopment of blighted, vacant, or underutilized properties.
This property is currently in a blighted condition but has historical character that, if property redeveloped, could add and preserve the character of this area.
- Objective 8: **Maintain traditional urban character.** Support and foster public and private efforts to maintain the traditional character in traditional neighborhoods through sensitive design and rehabilitation of building, the provision of mixed-use areas.
This project would help maintain the character of this area and also introduce a mixed-use area (apartments on the edge of commercial and R-1).
- Objective 10: **Stem property deterioration**
This type of use would help ensure private investment in this building.

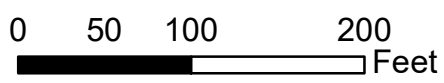
➤ **PLANNING RECOMMENDATION:**

Given the shortage of new quality housing in La Crosse, the historical character of this building, its close proximity to West Avenue, and its location between a major transportation arterial and a single-family neighborhood the best use of this property is private, taxable re-development for housing or neighborhood commercial space. Staff is working to make this property eligible for historic tax credits which would offer additional equity for redevelopment. A physical inspection of the building and an Architectural and Engineering Analysis have revealed that the building is still structurally sound but requires extensive repairs. This rezoning is intended to inform prospective developers that the City supports either a multi-family or mixed-use development at this location. Final plans for its intended use will have to go back before the Council for final zoning approval. **This Ordinance is recommended for approval.**



















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





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